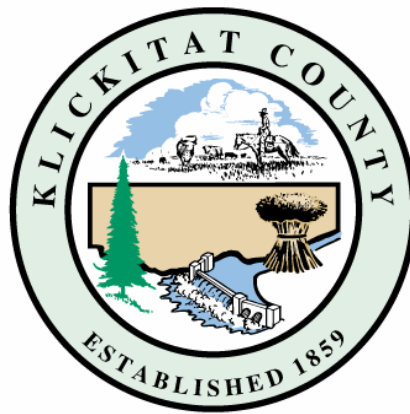


KLICKITAT COUNTY, WASHINGTON



ZONING ORDINANCE NO. 62678 AS AMENDED:

1/27/86	7/13/04
12/21/87	1/11/05
4/20/92	3/5/05
6/13/94	3/15/05
7/5/94	6/28/05
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3/20/00	
11/20/00	
8/18/03	

Enacted, April 30, 1979

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ORDINANCE NO. 62678
Klickitat County Zoning Ordinance

AN ORDINANCE RELATED TO PLANNING AND ZONING FOR LAND USE AND DEVELOPMENT IN THE UNINCORPORATED TERRITORY OF Klickitat County TO KNOWN AS "Klickitat County Zoning Ordinance": CREATING UNIFORM DISTRICTS IN WHICH COMPATIBLE USES ARE ALLOWED: PRESCRIBING STANDARDS FOR EACH DISTRICT: PRESCRIBING DENSITY CONTROLS: PRESCRIBING PROCEDURES AND CONDITIONS FOR GRANTING VARIANCES IN HARDSHIP CASES: PROVIDING PROCEDURES FOR ADMINISTRATION, APPEAL, AMENDMENTS AND ENFORCEMENT: AND PROVIDING FOR PENALTIES: AND PROVIDING OFF-STREET PARKING

WHEREAS, the laws of Washington, Chapter 36.70 RCW, authorize the implementation of comprehensive plans as prepared by the County Planning Commission and adopted by the Board of County Commissioners through such instrumentalities as a zoning ordinance, and

WHEREAS, the Planning Commission and Board have given due public notice of hearings relating to this ordinance, and have held such hearings,

NOW, THEREFORE, THE COUNTY OF Klickitat HEREBY ADOPTS THE FOLLOWING COMPREHENSIVE ZONING ORDINANCE:

SECTION I: LEGISLATIVE INTENTS

1.1 Title and Adoption.

This ordinance shall be known and cited as the "Klickitat County Zoning Ordinance".

1.2 General Intent.

It is the intent of the Board to provide uniform, equitable and reasonable standards to govern the usage of land and structures in the interest of the public health, safety and the general welfare.

1.3 Map and Policy.

The zoning map adopted for Klickitat County is an official map and land use policy to control and direct the use and development of property in the unincorporated territory by dividing it comprehensively into districts and according to the present potential use of the properties.

1.4 Police Power.

Utilizing the broad concept of the police power, it is the objective of the County to provide for the highest and best use of lands consistent with the needs of most people.

Changing conditions and requirements dictate that a flexible policy be exercised within the framework of this ordinance.

1.5 Public Welfare

Since the general welfare of the public is superior in importance to the pecuniary profits of the individual, this ordinance may (1) limit the use of property, (2) cause depreciation of property value, or (3) prevent a vested right. Also, if some reasonable use of the property is allowed by this ordinance the effect is not confiscatory and is a proper exercise of police power.

1.6 Standards.

Standards provided by this ordinance for particular districts and circumstances are determined to be the minimum requirements in the public interest of health, safety and general welfare to achieve the objectives of the Comprehensive Plan.

1.7 Text and Official Map.

This ordinance shall consist of the text hereof and that certain map or maps identified by the approving signature of the Chairman, Board of County Commissioners, and marked and designated as "Zoning Map, Klickitat County", which map is placed on file in the offices of the County Auditor and County Planning Department, said map has heretofore been examined and duly considered in detail by the Board and is hereby adopted as a part of this ordinance. Said ordinance and each and all of its terms and mapped details is to read and be interpreted in the light of the contents of said maps and their relationship to the Comprehensive Plan. If any conflict between the map and the text of this ordinance is deemed to arise, the text of the ordinance shall prevail.

1.8 Protected Uses. The continuation of adjacent natural resources uses, as defined in KCC 9.20, shall be considered in all proceedings pursuant to Zoning, and the pertinent reviewing body shall take reasonable steps to protect such uses. (Ord. 060595 (Vol. 58, page 269) (part), 1995).

1.9 Columbia River Gorge Scenic Area. (Adopted 1/11/05; Ordinance No. 00111105)

1. Development of land within the Columbia River Gorge National Scenic Area is subject to the Columbia River Gorge National Scenic Area Act, the Management Plan for the Columbia River Gorge National Scenic Area, and land use regulations adopted by the Columbia River Gorge Commission in addition to any land use plans and regulations adopted by, and building permits required by, Klickitat County.

2. Where Klickitat County's land use plans, regulations or land use decisions conflict with the National Scenic Area Act, the Management Plan, or any Gorge Commission land use regulations or land use decisions, the National Scenic Area Act, Management Plan, Gorge Commission land use regulations and land use decisions shall supersede Klickitat County's land use plans, regulations and land use decisions.
3. Applicants and landowners are strongly advised to contact the Columbia River Gorge Commission to determine what, if any, land use plans or regulations apply for any and all ground-disturbing activities, dividing of land, structural development, or any other use of land for any purpose. The National Scenic Area land use plan and regulations may require a land use permit, even if Klickitat County does not.

2.1 Use Classifications.

To effectuate the Comprehensive Plan adopted by the Board and amended from time to time, lands within the unincorporated territory of Klickitat County are hereby classified into the following categories which are further described in subsequent sections and so indicated on the Zoning Map.

Forest and Conservation Zones

1. Forest Resources (FR is the map symbol)
2. Open Space (OS is the map symbol)

Rural Use Zones

3. Extensive Agriculture (EA is the map symbol)
4. General Rural (GR is the map symbol)
5. Rural Residential (RR is the map symbol)
6. Rural Center (RC is the map symbol)

Suburban Use Zones

7. Residential (R is the map symbol)
8. Suburban Residential (SR is the map symbol)
9. General Commercial (GC is the map symbol)
10. Industrial Park (IP is the map symbol)
11. General Industry (GI is the map symbol)

Special and Overlay Zones

12. Planned District (PD is the map symbol)
13. Tourist Commercial (TC is the map symbol)
14. Airport Approach (AA is the map symbol)
15. Aggregate Resource (AR is the map symbol)
16. Flood Hazardous (FH is the map symbol)
17. Scenic Design (SD is the map symbol)
18. View Protection (VP is the map symbol)
19. Illumination Control (IC is the map symbol)
20. Intent to Rezone ("Intent" is the map symbol)
21. Cluster Development (CD is the map symbol)
22. Gorge Protection Area (GP is the map symbol)
23. Airport Development (AD is the symbol)
24. Scenic Designation (DA is the map symbol)
25. Resource Lands (RL is the map symbol)
26. Public (P is the map symbol)
27. Gorge Urban Area (GUA is the map symbol)
28. Energy Overlay is the map symbol)

Additional Residential Zones

- 29. Single-family Residential (R1 is the map symbol)
- 30. Two-family Residential (R2 is the map symbol)
- 31. Multi-family Residential (R3 is the map symbol)

Additional Rural Residential Zones

- 32. One-acre Rural Residential (RR1 is the map symbol)
- 33. Two-acre Rural Residential (RR2 is the map symbol)

2.2 Boundaries of Districts, Streets and Alleys, Lot Lines.

The boundaries of the various districts shown on the Zoning Map are, unless otherwise indicated, streets, alleys, lot lines, section lines, or other lines of demarcation as shown on said map. Where a street layout, property line or other boundary on the ground varies from that shown on the Zoning Map, and where property and other boundary lines do not exist or are not shown on the Zoning Map, the designations shown on the map shall be applied by the Planning Commission or the Board of Adjustment by map scale or other method so as to carry out the intent and purpose of the Zoning Map for that district.

2.3 Divided Ownership.

Where a district boundary line, as shown on the Zoning Map, divides a lot or other unit of property in a single ownership at the time of passage of this ordinance, the use permitted on the least restrictive district, a lot may extend to that portion lying the more restrictive district, a distance of not more than fifty (50) feet beyond the district boundary line.

2.4 Forest Resource District (FR)

2.4:1 Purpose

The Forest Resource District is intended to provide a stable commercial forest and wild land base and to encourage good multiple use forest management in its broadest definition. Any activities, uses, products and value related to forests and wild lands are considered appropriate and compatible.

2.4:2 Permitted Uses in the Forest Resource District

1. All otherwise legal uses, activities, products and values associated with wild or managed forests and wild lands shall be permitted. These uses and activities include but are not limited to grazing, mining, water management, fish and wildlife management, recreation and sports, and management of crops of various kinds.
2. Permitted developments shall include roads, railroads, canals, ditches, utility service, both service and residential structures, mobile and stationary equipment, facilities and structures, rock and other mineral developments, water impoundments and such other developments as are appurtenant to the management of forests and wild lands and that contribute to the realization of the full benefits of ownership of such lands.

2.4:3 Conditional Uses

Subject to the other requirements of this chapter, the Board of Adjustment may permit as conditional uses any other uses it judges to be no more detrimental to the adjacent properties than, and of the same type and character as, those uses permitted outright.

2.4:4 Density Provisions

Minimum lot size: Twenty (20) acres.

Minimum yard requirements: Front, side and rear yards, twenty-five (25) feet.

Maximum building height: Two (2) stories or forty (40) feet, whichever is greater.

Access: The site for every principal building shall have legal and direct access to a public road.

2.4:5 Dwelling Regulations

Dwellings shall be permitted in the Forest Resource District subject to the following provisions:

1. One single family dwelling, (including mobile homes) along with necessary accessory buildings is permitted on existing platted lots and on existing recorded parcels of one (1) or more acres.
2. One single family dwelling (including mobile homes) is permitted on any parcel of twenty (20) or more acres, created and recorded after the adoption of this ordinance.

2.4:6 Signs in a Forest Resource Zone

In a Forest Resource zone the following signs are permitted:

1. Residential

Non-flashing residential name plates not exceeding sixty-four (64) square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding thirty (30) square feet for quasi-public institutional or other buildings.

2. Commercial or Industrial

Advertising signs and outdoor advertising structures not exceeding three hundred (300) square feet in area and not exceeding thirty-five (35) feet in height. Signs may be illuminated but shall not be of a flashing or moving type.

3. See Section 4.5 also.

2.4:7 Accessory Uses Permitted

1. General: Accessory uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, conservatories for plants and flowers, but not including any business, trade or industry. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

2. Accessory Exceptions: The accessory exceptions for an FR District which may be authorized by the Board of Adjustment include only those uses customarily incidental to conditional uses permitted pursuant to Section 2.4:3.

2.4:8 Parking Space Required

At least one permanently maintained off-street parking space or a private garage shall be on the same lot as a dwelling, or be attached thereto or made a part of the main building. See also Section 4.2.

2.5 Open Space District (OS).

2.5:1 Purpose and Intent

The purpose of this district is to retain or conserve insofar as is practicable and desirable, the open character of so designated land. The district is intended to provide for permanent open space and to safeguard the health, safety and welfare of the people by limiting development in areas where police and fire protection, protection against flooding by storm waters, danger from excessive erosion and protection from possible health hazards created by sewage or septic tank drainfields, are not possible without excessive costs to the community.

Therefore, in addition to the large open land areas for which this district is intended, the following may be placed within this district regardless of their present size or use:

- 1) Areas too steep to build upon or where such buildings may cause a public hazard due to excessive erosion or flooding.
- 2) Areas subject to flooding or inundation.
- 3) Areas beyond fire servicing where development might endanger life and property, unless fire protection arrangements can be made with fire district or the Department of Natural Resources or adequate fire prevention equipment is provided by the developer.
- 4) Areas with soil conditions that cannot withstand population concentrations.

2.5:2 Principal Uses Permitted Outright:

1. Dwellings: Single family dwellings including mobile homes and seasonal homes.
2. Agriculture: All land use, activities, operations, buildings, structures and other facilities necessary for agriculture, dairying, grazing, horticulture, and the growing and harvesting of agriculture and other crops and timber, providing, however, that the aforementioned shall not include commercial or industrial processing, manufacturing, or packaging of food, dairy or other agricultural or horticultural products, except those sold at retail on the premises, and timber and wood products.
3. Recreation: Parks, playgrounds, fishing lakes and fish rearing ponds, hunting preserves, golf

courses, country clubs, riding academies and stables, camping clubs, recreation and conservation clubs, ski resorts and similar recreation uses permitted by the Board.

4. Conservation: Forest preserves, wildlife reservations, water shed protection areas, dams and flood control structures, reservoirs, fish hatcheries.

2.5:3 Accessory Uses Permitted

1. General: Accessory uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, conservatories for plants and flowers, but not including any business, trade or industry.
2. Accessory Exceptions: The accessory exceptions for an OS District which may be authorized by the Board of Adjustment include only those customarily incidental to conditional exceptions allowed.

2.5:4 Conditional Uses Permitted

1. Public, private and parochial schools and supporting dormitory facilities.
2. Churches and other charitable organizations.
3. Fire Stations.
4. Private clubs, lodges, convents, social or recreational buildings and community assembly halls except those have a chief activity carried on for monetary gain; provided that any buildings used for such purpose shall be at least fifty (50) feet in distance from any adjoining lot; and, provided, that there be no external evidence of gainful activities, however incidental nor an access to any space used for gainful activities other than from within the building.
5. Railroad rights-of-way, but not yards or other similar facilities.
6. Franchised and public utility and communication facilities, such as branch telephone, exchanges, static transformers, booster stations, pumping stations, provided there are no service or storage buildings or yards in connection therewith.

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7. Cemeteries, mausoleums, and crematoriums.

8. Quarries, mines and sand and gravel pits.
9. Airports.
10. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.5:5 Parking Space Required.

At least one (1) permanently maintained off street parking space or a private garage shall be on the same lot as a dwelling, or be attached thereto or made a part of the main building.

2.5:6 Signs.

In an OS zone, the following signs are permitted:

1. Residential

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding thirty (30) square feet for quasi-public institutional or other buildings.

2. Commercial

Advertising signs and outdoor advertising structures not exceeding 300 square feet in area and not exceeding thirty-five (35) feet in height. Signs may be illuminated but shall not be of a flashing or moving type.

3. See also Section 4.5.

2.5:7 Density Provisions

Density provisions for the OS District are:

1. Maximum number of dwelling structures for permanent living per lot: 1.
2. Maximum height of buildings: 2 story but not to exceed 40 feet.
3. Minimum lot area: 20 acres.
4. Minimum front yard depth: 30 feet.
5. Minimum side yard depth: 25 feet.
6. Minimum rear yard depth: 50 feet.

2.6 Extensive Agriculture (EA) (Amended per Klickitat County Board of Commissioners Ordinance #0031505, March 15, 2005)

2.6:1 Purpose.

The purpose of this district is to encourage the continued practice of farming on lands best suited for agriculture and to prevent or minimize conflicts between common agricultural practices and various nonfarm uses.

2.6:2 Principal Uses Permitted Outright

1. Farm use.
2. Dwellings (including mobile homes) and other buildings customarily provided in conjunction with a farm use.
3. Home occupation.
4. Commercial or industrial activity directly serving agricultural operations including the preparation and storage of farm products.

2.6:3 Conditional Uses

1. Public and private school.
2. Church.
3. Golf Course.
4. Park, playground, or community center owned and operated by a governmental agency or a non-profit organization.
5. Utility facilities necessary for public service.
6. Migrant labor and farm-hand housing facilities of more than three dwelling units.
7. Quarries, mines and sand & gravel pits when the proposed subsequent use of the site, after reclamation, is principally agricultural in nature. (Amended 1/27/86, Ordinance No. 0 012786)
8. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.6:4 Density Provisions

Density provisions for the EA District are:

1. Maximum number of dwelling structures for permanent living per lot: one (1)
2. Minimum lot area: twenty (20) acres, or forty (40) acres where designated. The 40 acre designation shall not be placed upon an area less than 640 acres in size.
3. Minimum front yard depth: 20 feet.
4. Minimum side yard depth: 5 feet.
5. Minimum rear yard depth: 20 feet.
6. Minimum lot width: 100 feet.

2.6:5 Accessory Uses Permitted.

1. Uses customarily incidental to a principal use permitted outright, such private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
2. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than two roomers in a dwelling unit.
3. Residences provided for farm laborers, not to exceed three dwelling units.
4. Utilities and utility infrastructure needed to support a principal use authorized in the Energy Overlay Zone. **(Amended 3/15/05; Ordinance #0031505)**
5. The accessory uses and exceptions which may be authorized by the Board of Adjustment in this district are those customarily incidental to conditional exceptions allowed.

2.6:6 Parking Space Required

At least one (1) permanently maintained off-street parking or a private garage for one car shall be on the same lot as a dwelling or be attached thereto or made a part of the main building. Adequate parking shall be provided for accessory or conditional uses and may be established by the Board of Adjustment. See also Section 4.2.

2.6:7 Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also Section 4.5.

2.7 General Rural Zone (GR) (Amended Klickitat County Board of Commissioners No. 0031505, March 15, 2005)

2.7:1 Purpose

The purpose of the GR zone is to maintain openness and the rural character of the countryside, to protect the county's water and other natural resources, and to provide areas which are appropriate for typical rural development of all kinds.

2.7:2 Principal Uses Permitted Outright

1. Agriculture.
2. Single-family dwelling, including mobile homes.
3. Agricultural produce stands.
4. Home occupation.
5. Dwellings and other buildings customarily provided in conjunction with the agriculture.

2.7:3 Conditional Uses.

1. Farm labor camp.
2. Fairground, rodeo ground, or riding stable.
3. Gun club, picnic area, or guest ranch.
4. Excavation, removal and processing of sand, gravel, stone, loam, dirt or other earth or natural materials.
5. Kennel.
6. Airport or land strip.
7. Solid waste disposal.
8. Buildings and uses of public works, public service, or public utility nature.
9. Facilities for the transmission or reception of communication frequencies.
10. Public or private schools.
11. Church.
12. Cemetery
13. Grange hall or community center.
14. Commercial or industrial activity directly serving agricultural operations, including the preparation and storage of farm products.
15. Mobile home park.
16. Golf course and other open land recreational use but excluding intensive commercial amusement such as an amusement park or automobile race track.
17. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.7:4 Density Provisions

The density provisions for the GR district shall be:

1. Minimum lot size: 5 acres.
2. Minimum lot width: 100 feet.
3. Minimum lot depth: 100 feet.
4. Minimum front yard depth: 20 feet.
5. Minimum side yard depth: 5 feet.
6. Minimum rear yard depth: 20 feet.

2.7:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
2. The renting of rooms by the resident owner for lodging purpose only, and for the accommodation of not more than two roomers in a dwelling unit.
3. Residences provided for farm laborers, not to exceed three dwelling units.
4. Utilities and utility infrastructure needed to support a principal use authorized in the energy overlay zone. (Amended per Klickitat Co. Commissioners Ordinance No. 0031505, March 15, 2005)
5. The accessory uses and exceptions which may be authorized by the Board of Adjustment in this district are those customarily incidental to conditional exceptions allowed.

2.7:6 Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also 4.5.

2.7:7 Parking

At least one permanently maintained off-street parking or a private garage for one car shall be on the same lot as a dwelling or be attached thereto or made a part of the building. Adequate parking shall be provided for accessory or conditional uses and may be established by the Board of Adjustment. See also Section 4.2.

2.8 RURAL RESIDENTIAL (RR)

2.8:1 Purpose

The purpose of the RR zone is to maintain openness and the rural character of the countryside, to protect the county's water and other natural resources, and to provide areas which are appropriate for typical rural development of all kinds.

2.8:2 Principal Uses Permitted Outright

1. Agriculture.
2. Single-family dwelling, including mobile homes.
3. Agricultural produce stands.
4. Home occupation.
5. Dwellings and other buildings customarily provided in conjunction with agriculture.
6. All otherwise legal uses, activities, products, and values associated with wild or managed forests and wild lands shall be permitted. (Amended 12/20/82; Ordinance No. 122082-01).

2.8:3 Conditional Uses

1. Farm labor camp.
2. Fairground, rodeo ground, or riding stable.
3. Gun club, picnic area, or guest ranch.
4. Excavation, removal and processing of sand, gravel, stone, loam, dirt, or other earth or natural materials.
5. Kennel.
6. Airport.
7. Solid waste disposal.
8. Buildings and uses of a public works, public service, or public utility nature.
9. Facilities for the transmission or reception of communication frequencies.

10. Public or private schools.
11. Church.
12. Cemetery
13. Grange hall or community center.
14. Commercial or industrial activity directly serving agricultural, and forest related operations.
15. Mobile home park.
16. Golf course and other open land recreational use but excluding intensive commercial amusement such as an amusement park or automobile race track.
17. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.8:4 Density Provisions

The density provisions for the RR district shall be:

1. Minimum lot sizes: *1 acre (for areas designated RR1)*
2 acres (for areas designated RR2)
2. Minimum lot width: 100 feet.
3. Minimum lot depth: 100 feet.
4. Minimum front yard depth: 20 feet.
5. Minimum side yard depth: 5 feet.
6. Minimum rear yard depth: 20 feet.

2.8:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only, and for the accommodation of not more than two roomers in a dwelling unit.

3. The accessory exceptions which may be authorized by the Board of Adjustment in this district are those customarily incidental to conditional exceptions allowed.

2.8:6 Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also Section 4.5.

2.8:7 Parking

At least one permanently maintained off-street parking or a private garage for one car shall be on the same lot as a dwelling or be attached thereto or made a part of the main building. Adequate parking shall be provided for accessory or conditional uses and may be established by the Board of Adjustment. See also Section 4.2.

2.9 Rural Center (RC)

2.9:1 Purpose

This district provides for the location of small businesses and commercial services in rural areas for the convenience of county residents. The uses are intended to fit into farm and rural patterns of development without creating land use or traffic conflicts.

2.9:2 Principal Uses Permitted Outright

1. Agriculturally oriented commercial or industrial use.
2. Business or profession office.
3. Cabinet or carpenter shop conducted within an enclosed building.
4. Church.
5. Feed and seed store.
6. Florist, garden shop or nursery.
7. Grocery store, fruit store, vegetable market, or bakery.
8. Auto or equipment repair conducted within an enclosed building or within a yard screened from public view.
9. General store.
10. Gun repair.
11. Laundry or dry cleaning.
12. Community center.
13. Pawn shop or second hand store conducted within an enclosed building.
14. Buildings and uses of a public works, public service or utility nature, but not including equipment storage or repair yards, warehouses, or related activities.
15. Bank.

16. Single-family dwelling, including mobile home and duplexes.
17. Home occupation.
18. Public or private school.
19. Cemetery.
20. Other public use or building.
21. Farm implement and equipment sales.
22. Eating or drinking establishment.
23. Agriculture and horticulture uses.
24. Bus or train depot.
25. Farm co-operatives.
26. Professional office building.

2.9:3 Conditional Uses

1. Veterinary clinic, animal hospital or kennel.
2. Planned District, conforming to the PD section of this ordinance.
3. Mobile home park.
4. Multiple dwelling structures of three to six units.
5. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.9:4 Density Provisions for Residential Uses

1. The minimum lot area shall be 5,000 square feet for areas served by a public or community water and sewer system. For areas not so served, the minimum lot areas shall be that determined by the planning department and the health officer to be necessary for the protection of public health.
2. Minimum front yard depth: 15 feet.
3. Minimum side yard depth: 5 feet.
4. Minimum rear yard: 15 feet.

5. Minimum lot width: 50 feet.
6. Maximum height of building: 40 feet.

2.9:5 Accessory Uses:

The accessory uses permitted outright in RC districts are as follows:

1. Uses and structures customarily incidental to a principal use permitted outright. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
2. The accessory exemptions which may be authorized by the Board of Adjustment in a RC district are those uses customarily incidental to conditional exceptions.

2.9:6 Signs

An exterior business sign not facing the side of any adjoining lot in an RC district shall not project above the height of the building or 35 feet and shall pertain only to the business conducted within. See also Section 4.2.

2.9:7 Parking

Minimum of one off-street parking space per dwelling unit.

Minimum off-street parking at a ratio of 2 square feet per one foot of floor space for other uses. See also Section 4.2.

2.10 Residential Zone (R) [Amended per Klickitat Co. Board of Commissioners Ordinance No.0062805, June 28, 2005]

2.10:1 Purpose

To provide areas of higher density residential development where community water and sewer systems are available.

2.10:2 Principal Uses Permitted Outright

1. Single-family dwelling.
2. Duplexes.
3. Mobile homes (Amended 6/28/05; Ordinance No. 0062805)
4. Mobile home parks.
5. Home occupations.

2.10:3 Conditional Uses

1. Public or private school.
2. Golf course, country club, swimming club, or tennis club.
3. Community center.
4. Cemetery.
5. Buildings and uses of a public works, public service or public utility nature, but not including equipment storage or repair yards, warehouses, or related activities.
6. Church.
7. Hospital, sanitarium, rest home, home for the aged, nursing home, convalescent home, or retirement home.
8. Temporary sales or development office for subdivisions, planned unit developments or mobile home parks.
9. Planned districts conforming to PD requirements of this ordinance.
10. Multiple-family units.
11. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.10:4 Density Provisions

1. Minimum lot size for single-family homes on community water and sewer systems shall be 6,000 square feet. Where a community sewer system is not available, the minimum lot area

shall be 20,000 square feet, except that the county sanitarian may establish a minimum lot size greater than 20,000 square feet. An additional 2,500 square feet of lot areas shall be required for each additional dwelling over one. An additional 1,500 square feet of lot area shall be required for each additional dwelling over four. In no case shall density exceed seven (7) dwelling units per acre.

2. Maximum height of buildings: 2 story, but not to exceed 40 feet.
3. Minimum width of lot: 60 feet.
4. Minimum front yard depth: 20 feet.
5. Minimum side yard width: 5 feet.
6. Minimum side yard width along flanking street of corner lot: 15 feet.
7. Minimum rear yard required: 5 feet.

2.10:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than 2 roomers in a dwelling unit.

2.10:6 Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also Section 4.5.

2.10:7 Parking

Minimum of one off-street parking space per dwelling. See also Section 4.2.

2.11 Suburban Residential District (SR)

2.11:1 Purpose

To provide for large-lot rural residential environments at housing densities consistent with the physical characteristics of the areas in which these development patterns occur.

2.11:2 Principal Uses Permitted Outright

1. Single-family dwelling, including mobile home.
2. Agriculture, but not including intensive livestock, poultry, or fur-bearing animal production.
3. Home occupation.

2.11:3 Conditional Uses

1. Agricultural produce stand.
2. Public or private school.
3. Golf course, country club, swimming club, or tennis club.
4. Community center, fraternal, or lodge building.
5. Cemetery.
6. Buildings and uses of a public works, public service or public utility nature, but not including equipment storage or repair yards, warehouses, or related activities.
7. Church.
8. Excavation, removal, and processing of sand, gravel, stone, loam, dirt, or other earth or natural materials.
9. Hospital, sanitarium, rest homes, home for the aged, nursing home, convalescent home, or retirement home.
10. Temporary sales or development office for subdivisions, planned unit developments, or mobile home parks.
11. Planned districts conforming to PD requirements of this ordinance.
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12. Mobile home park.
13. Kennel.

14. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.11:4 Density Provisions

Density provisions for the SR district are as follows:

1. Maximum number of dwelling structures for permanent living permitted per lot: 1.
2. Maximum height of buildings: 2 story but not to exceed 40 feet.
3. Minimum area of lot: 20,000 square feet or larger if deemed necessary by the health officer and planning director for protection of public health.
4. Minimum width of lot: 100 feet.
5. Minimum front yard depth: 20 feet.
6. Minimum side yard width: 5 feet.
7. Minimum rear yard required: 20 feet.

2.11:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than 2 roomers in a dwelling unit.

2.11:6 Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also Section 4.5.

2.11:7 Parking

Minimum of one off-street parking space per dwelling. See also Section 4.2.

2.11-A Single-Family Residential District (R-1)
[Amended by Ordinance 0112000, November 20, 2000]

Principal Uses. Principal uses permitted outright are as follows:

1. One single-family detached dwelling structure per lot, excluding mobile homes. (Amended 6/1/05; Ordinance No. 0062805)
2. Subsistence or hobby-type gardening and horticultural activities and related structures having less than 300 square feet total area and used solely for non-commercial purposes.

2.11-A1 Accessory Uses. Accessory uses permitted are as follows:

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade, or industry.
2. Home occupations. See Section 3.8.
3. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than 2 roomers in a dwelling unit.

2.11-A2 Conditional Uses. The following uses may be authorized by the Board of Adjustment as conditional uses, except that any sign or bulletin board for any commercial or public building must be non-flashing and may be no more than 30 square feet:

1. Parks and playgrounds.
2. Public, private, and parochial schools.
3. Churches and other religious or charitable organizations.
4. Nursery schools, day nurseries, orphanages, private kindergartens, and similar child care centers.
5. Private clubs, lodges, convents, social or recreational buildings, and community assembly halls except those having a chief activity carried on for monetary gain, provided that there be no external evidence of gainful activities, however incidental, nor any access to any space used for gainful activities other than from within the building.
6. Public or quasi-public utility and communication facilities, such as branch telephone exchanges, static transformers, booster stations, and pumping stations, provided there are no service or storage buildings or yards in connection therewith.
7. Private or public golf courses and country club or social club facilities in connection therewith.
8. Uses customarily incidental to the above conditional uses.

2.11-A3 Density Provisions. Density provisions for R-1 are as follows:

1. Maximum number of dwelling structures permitted per lot: 1.
2. Maximum height of building: 2 story but not to exceed 35 feet.
3. Minimum area of lot: for lots served by public or community water and sewer 10,000 feet.
4. Minimum depth of lot: 80 feet.
5. Minimum width of lot: 60 feet.
6. Maximum percent of building coverage: 35% of lot.
7. Minimum front yard depth: 20 feet.
8. Minimum side yard width: 5 feet.
9. Minimum side yard width along flanking street of corner lot: 20 feet.
10. Minimum rear yard required: 20 feet.

2.11-A4 Parking.

At least one, permanently maintained, off-street parking space or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. Such parking space shall be not less than ten (10) feet wide and twenty (20) feet long.

2.11-B Two-Family Residential District (R-2)

Principal Uses Permitted Outright:

1. Principal uses permitted outright in Residential District R1.
2. One two-family attached dwelling structure (duplex) per lot.

2.11-B1 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for noncommercial vehicles only, but not including any business, trade, or industry.
2. Home occupations, subject to Section 3.8.
3. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than 2 roomers in a dwelling unit.

2.11-B-2 Conditional Uses: The following uses may be authorized by the Board of Adjustment as conditional uses, except that any sign or bulletin board for any commercial or public building must be non-flashing and may be no more than 30 square feet:

1. Parks and playgrounds.
2. Public, private, and parochial schools and supporting dormitory facilities.
3. Churches and other religious or charitable organizations.
4. Public and governmental buildings serving as administrative offices.
5. Fire and police stations.
6. Libraries.
7. Hospitals, rest, and convalescent facilities for human beings, but not for treatment of air borne contagion's, insanity, or alcohol or drug addicts.
8. Nursery schools, day nurseries, orphanages, private kindergartens, and similar child care centers.
9. Private clubs, lodges, convents, social or recreational buildings, and community assembly halls except those having a chief activity carried on for monetary gain, provided that there be no external evidence of gainful activities, however incidental, nor any access to any space used for gainful activities other than from within the building.
10. Office buildings for professional-type services such as physicians, dentists, architects, accountants, engineers, lawyers, and similar occupations, provided the property is planned, built and operated as a unit and adjoins or abuts a business or industrial district
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within the same block.
11. Railroad rights-of-way, but not yards or other similar

- facilities.
12. Franchised and public utility and communication facilities, such as branch telephone exchanges, static transformers, booster stations, and pumping stations, provided there are no service or storage buildings or yards in connection therewith.
 13. Cemeteries, mausoleums, and crematoriums.
 14. Private or public golf courses and country club or social club facilities in connection therewith.
 15. Uses customarily incidental to the above conditional uses.

2.11-B3 Density Provisions (R-2): Density provisions for R-2 are as follows:

1. Maximum number of dwelling structures permitted per lot: 2.
2. Maximum height of building: 2 story but not to exceed 35 feet.
3. Minimum area of lot: for lots served by public or community water and sewer, 6,000 feet for each single-family structure, 7,000 for two-family structures; for other lots: as required by pertinent health laws.
4. Minimum depth of lot: 80 feet.
5. Minimum width of lot: 60 feet.
6. Maximum percent of building coverage: 35% of lot for single-family use, 40% for two-family use.
7. Minimum front yard depth: 20 feet.
8. Minimum side yard width: 5 feet.
9. Minimum side yard width along flanking street of corner lot: 20 feet.
10. Minimum rear yard required: 20 feet.

2.11-B4 Parking Space Required:

At least two, permanently maintained, off-street parking space or a private garage shall be on the same lot as the two-family dwelling or be attached thereto or made a part of the main building. Such parking space shall be not less than 100 feet wide and 20 feet long.

2.11-C Multi-Family Residential District (R-3)

Principal Uses Permitted Outright

1. Principal uses permitted outright in Residential District R1 and R2.
2. Multiple dwelling structures, including triplex and four-plex family dwelling structures and multi-family apartments, in which units are rented on a permanent basis, but not including motels or other facilities offered on a transient tenancy basis.

2.11-C1 Accessory Uses Permitted

Permitted uses accessory to principal uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry.

2.11-C2 Conditional Uses. The following uses may be authorized by the Board of Adjustment as conditional uses:

1. Parks and playgrounds.
2. Public, private, and parochial schools and supporting dormitory facilities.
3. Churches and other religious or charitable organizations.
4. Public and governmental buildings serving as administrative offices.
5. Fire and police stations.
6. Libraries.
7. Hospitals, rest, and convalescent facilities for human beings, but not for treatment of air borne contagion's, insanity, or alcohol or drug addicts.
8. Nursery schools, day nurseries, orphanages, private kindergartens, and similar child care centers.
9. Private clubs, lodges, convents, social or recreational buildings, and community assembly halls except those having a chief activity carried on for monetary gain, provided that there be no external evidence of gainful activities, however incidental, nor any access to any space used for gainful activities other than from within the building.
10. Office buildings for professional-type services such as physicians, dentists, architects, accountants, engineers, lawyers, and similar occupations, provided the property is planned, built and operated as a unit and adjoins or abuts a business or industrial district within the same block.
11. Railroad rights-of-way, but not yards or other similar facilities.

12. Franchised and public utility and communication facilities, such as branch telephone exchanges, static transformers, booster stations, and pumping stations, provided there are no service or storage buildings or yards in connection therewith.
13. Cemeteries, mausoleums, and crematoriums.
14. Private or public golf courses and country club or social club facilities in connection therewith.
15. Uses customarily incidental to the above conditional uses.

2.11-C3 Density Provisions R-3

Density provision for R-3 District are as follows:

1. Maximum height of buildings: 2 story, but not to exceed 40 feet.
2. Minimum area of lot: for lots served by public or community water sewer: 6,000 square feet for single-family structures; 7,000 square feet for two-family structures; for other lots: as required by pertinent health laws. Both shall be governed by the standards in the R-1 and R-2 districts.
3. Minimum area of lot for multi-family dwellings: for lots served by public or community water and sewer: 2,500 square feet per dwelling unit for first four dwelling units; 1,500 square feet per additional unit; for other lots: as required by pertinent health laws.
4. Minimum lot depth: 100 feet.
5. Maximum percent of building coverage: 50% of lot.
6. Minimum front yard depth: 20 feet.
7. Minimum side yard width: 5 feet, except when abutting an SR, R-1 or R-2 district, then 10 feet shall be required.
8. Minimum side yard width along flanking street of corner lot: 20 feet.
9. Additional side yard required when in excess of two stories: 2 feet.
10. Minimum rear yard required: 15 feet.

2.11-C4 Parking Space Required

At least one, permanently maintained, off-street parking space or a private garage or building on the same lot as the dwelling unit complex, or attached thereto or made a part thereof, for each housekeeping unit in the dwelling. Such parking space shall be not less than 10 feet wide and 20 feet long.

2.12 General Commercial District (GC)

2.12:1 Purpose

This district provides for larger retail and service commercial centers for convenience shopping along major state and county highways.

2.12:2 Principal Uses Permitted Outright

1. A permitted use listed in the TC and RC districts.
2. Automobile washing and polishing.
3. Auction house, but not including animal sales.
4. Farm equipment sale and service.
5. New and used cars, boat, motorcycle, snowmobiles, truck and trailer sales.
6. Lumber yard or building material shop.
7. Rent-all.
8. Veterinary clinic or animal hospital fully conducted within an enclosed building.
9. Wholesale business, but not including animal or processing facility.
10. Bus storage and maintenance facility including terminal and freight forwarding facility.
11. Parking lot.
12. Mortuary.
13. Printing, publishing, and book binding.
14. Eating and drinking establishment.
15. Upholstery shop.
16. Other retail trade or service commercial establishment.
17. Professional office buildings.

2.12:3 Conditional Uses

1. Amusement or recreation facilities.

2. Mobile home park.
3. Building and structure over 60 feet in height.
4. Kennel.
5. Planned district conforming to requirements of the PD section of this ordinance.
6. Light manufacturing conducted within an enclosed building.
7. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.12:4 Density Provisions

Density provisions for the GC district are as follows:

1. Maximum building height: 3 story, but not to exceed 50 feet.
2. Minimum lot size: None, if a public sewer system; otherwise, as determined by the health officer.
3. Minimum front yard depth: None required.
4. Minimum side yard, interior lot: None required.
5. Minimum side yard, corner lot: 15 feet.
6. Minimum side yard, zone transition lot: Same as requirement of adjoining more restrictive district.
7. Minimum rear yard: 15 feet except when abutting residential district: 20 feet.

2.12:5 Accessory Uses

The accessory uses permitted outright in GC district area as follows:

1. Uses and structures customarily incidental to a principal use permitted outright. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

2. Commercial parking lots for private passenger vehicles only.

2.12:6 Signs

1. Advertising signs and outdoor advertising structures not exceeding 300 square feet in area and not exceeding 35 feet height.
2. Signs may be illuminated but shall not be of a flashing or moving type.
3. See also Section 4.5.

2.12:7 Parking Space Required

Minimum off-street parking at a ratio of 2 square feet per 1 square foot of floor space. See also Section 4.2.

2.13 Industrial Park (IP) (amended Klickitat County Ordinance #0082399)

2.13:1 Purpose

It is the policy of the Board to permit the establishment of industrial manufacturing and processing type activities and uses in appropriate districts in accordance with the comprehensive plan. The industrial park district is a light industrial zoning classification suitable for the manufacture, distribution and assembly of finished products that have a relatively light impact on adjacent uses and districts.

2.13:2 Principal Uses Permitted Outright

1. Assembly and fabrication of metal products.
2. Auto reconditioning, painting, upholstering, motor rebuilding.
3. Assembly of electrical appliances, electronic instruments and devices.
4. Boat building.
5. Body and fender work; farm equipment repair.
6. Cereal mills.
7. Enameling or metal coating (galvanizing), electroplating.
8. Machine shop.
9. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, food and beverage products.
10. Manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials, such as bone, cellophane, canvas, cloth and glass.
11. Spinning or knitting of cotton, wool, flax or other fibrous materials.
12. Warehouses.
13. Wholesale businesses.

2.13:3 Accessory Uses

Accessory uses in an IP district may be permitted which are customarily incidental and subordinate to the principal use. All such accessory uses must conform to all requirements for the principal uses. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

2.13:4 Conditional Uses

The following uses may be permitted on a IP district only when the location of such use shall have been approved by the Board of Adjustment after public hearing and examination of the location:

1. Agricultural equipment and implement sales.
2. Brewery, distillery or winery.
3. Commercial businesses with extensive yard requirements, as approved by the Commission and Board.
4. Contractors or loggers equipment and trucks storage yard, plant, repair, rental.
5. Farm co-operatives.
6. Foundry.
7. Fuel oil distributor.
8. Fuels, solid, yard.
9. Grain elevator.
10. Machinery, sales, repair storage or salvage.
11. Railroad facilities of all types, except repair shops.
12. Tire retreading or recapping.
13. Welding shop.
14. Asphalt and concrete batch processing.
15. Stone, marble and granite monument works.
16. Resource extraction and processing activities.

17. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.13:5 Outdoor Storage

Outdoor storage in an IP district must be maintained in an orderly manner at all times. For outdoor storage in this district, uses such as scrap metal storage is permitted under the following conditions:

1. No scrap material may be piled higher than the top of the fence or screening material; such screening material to be a seven (7) foot sight-obscuring fence or evergreen planting seven (7) feet high at maturity, which shall completely enclose said use.
2. Such storage shall be no closer than two hundred (200) feet from any public thoroughfare of GC district and not closer than three hundred (300) feet from any residential district.
3. Storage of animal or vegetable wastes shall be prohibited which would attract insects or rodents or otherwise create a health hazard.
4. The surface of such areas shall be paved or graveled and maintained at all times in a dust-free condition.
5. Any lighting maintained in conjunction with material and equipment storage areas shall be so oriented as to not shine on or reflect into abutting properties or streets and shall be shielded to prevent excess glare (vertically).

2.13:6 Landscaped Yards

All yard areas and all other yards not used for open storage or paved parking and loading areas, shall be landscaped.

2.13:7 Density Provisions

1. Maximum lot coverage: None.
2. Maximum height limitations for this district: None.
3. Minimum front yard: No front yards are required in an IP district except where such property flanks or is opposite a residential zone in which case the setbacks of the residential district shall be observed.

4. Minimum sideyards: No side yards are required in an IP district except where such property flanks or is opposite a residential zone in which case the setbacks of the residential district shall be observed.
5. Minimum rear yard: No rear yards are required in an IP district except where such property flanks or is opposite a residential zone in which case the setbacks of the residential district shall be observed.
6. Minimum lot size: None if on public sewer system; otherwise as determined by the Health Officer.

2.13:8 Signs

1. Advertising signs and outdoor advertising structures shall not exceed three hundred (300) square feet in area and thirty-five (35) feet in height.
2. Signs may be illuminated but shall not be of a flashing or moving type.
3. See also Section 4.5.

2.13:9 Prohibited Uses

No building, structure, or premises, or portions thereof, established after the effective date of this ordinance, shall be used for human habitation, except as quarters for a caretaker, guard, or other persons whose permanent residency on the premises is required for operational safety or protective purposes.

2.13:10 Site Plan Required

Uses may be permitted only after site plan review by the Planning Commission. The Commission may recommend conditions to site plan approval. Site plan composition shall conform to Section 2.23:4. Site plan review and approval for uses on lands zoned Industrial Park under the ownership of the Port of Klickitat shall be made by the Port of Klickitat commissioners rather than the Planning Commission.

2.14 General Industrial District (GI) (Amendment to Klickitat County Zoning Ordinance #62678, Board of County Commissioners Ordinance #0101006, October 10, 2006)

2.14:1 Purpose

This district provides for the establishment of heavier industrial uses essential to a balanced economic base in the county, with a minimum of conflict between industry and other land uses.

2.14:2 Principal Uses Permitted Outright: The following uses and associated buildings/improvements are permitted outright unless listed as conditional uses.

1. Manufacturing, fabrication, recycling, storage, distribution, marketing, wholesale/retail sale, or repair of products and other items;
2. Transportation-oriented facilities of all types;
3. Rock, sand, and gravel extraction and processing;
4. Public facilities and associated activities including, but not limited to utilities and cogeneration, public works, parks;
5. Storage facilities for businesses such as construction companies, landscape companies, distribution/warehouse, service oriented businesses.
6. Other uses determined by the Planning Director to be similar to the above uses. (Ord. 0031196 (Vol. 60, page 190) §32 (part), 1996; Res. 13678 (Vol. 29, page 346) (part) Ord. 62678 (Vol. 29, pages 376 and 377) §2.14:2, 1978).

2.14:3 Conditional Uses

The following uses may be permitted on a GI district only when the location of such use shall have been approved by the Board of Adjustment after public hearing and examination of the location:

1. Acid manufacture.
2. Blast furnace.
3. Cement, lime, gypsum or plaster of paris manufacture.
4. Coke ovens.

5. Dump, rubbish, slag or sawdust.
6. Fat rendering.
7. Explosives, manufacture or storage.
8. Fertilizer manufacture.
9. Garbage, offal, or dead animal reduction or dumping.
10. Gas manufacture, or storage (artificial, natural, industrial liquified or compressed gases).
11. Junk yards, including processing, storage, sales.
12. Ore reduction.
13. Pulp and paper manufacture.
14. Petroleum refining, petroleum gasoline and other inflammable liquid storage.
15. Salvaging (including processing and storage) of metal, paper, cloth, etc.
16. Slaughter of animals or meat packing.
17. Smelting of copper, iron, lead, tin or zinc, and other metallic ores.
18. Steel manufacture.
19. Stock yards or feeding pens.
20. Tannery or the curing or storage of raw hides.
21. Wrecking of automobiles and equipment of all kinds.
22. Offsite hazardous waste treatment and storage facilities, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW.
23. Stand-alone energy production from biomass facilities. (Amended 10/10/06; Ordinance No. 0101006)

24. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses. (Ordinance No. 0031196 [Vol. 60, page 190] §35 (part), 36, 1996; Ordinance No. 110788 [Vol 50, page 59] §7, 1988; Res. Pages 378 and 379 §2.14:13, 1978).

2.14:4 Accessory Uses

Accessory uses may be permitted in a GI district which are customarily incidental and subordinate to the principal use. Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

2.14:5 Outdoor Storage

Outdoor storage in a GI district must be maintained in an orderly manner at all times. Outdoor storage in this district, such as junk yards, auto wrecking and scrap metal storage is permitted under the following conditions:

1. No wrecked autos or scrap material may be piled higher than the top of the fence or screening material; such screening material to be a seven (7) foot sight-obscuring fence or evergreen planting seven (7) feet high at maturity which shall completely enclose said use.
2. Such storage shall be not closer than one hundred (100) feet from any public thoroughfare and not closer than three hundred (300) feet from any residential district.
3. Storage of animal or vegetable wastes which would attract insects or otherwise create a health hazard are prohibited.

2.14:6 Density Provisions

Density provisions for a GI district are as follows:

1. Maximum lot coverage: None.
2. Maximum height: None.

3. Minimum frontyard: No frontyards are required except where such property flanks or is opposite residential zone in which case the setbacks of the district shall be observed.
4. Minimum sideyard: No sideyards are required except where such property flanks or is opposite residential zone in which case the setbacks of the district shall be observed.
5. Minimum rearyard: No rearyards are required except where such property flanks or is opposite residential zone in which case the setbacks of the district shall be observed.
6. Minimum lot size: None if on a public sewer system; otherwise as determined by the Health Officer.

2.14:7 Prohibited Uses

No building, structure, premises, or portions thereof established after the effective date of this ordinance, shall be used for human habitation, except as quarters for a caretaker, guard or other persons whose permanent residency on the premises is required for operational safety or protective purposes.

2.14:8 Parking

See Section 4.2.

2.14:9 Signs

1. Advertising signs and outdoor advertising structures not exceeding three hundred (300) square feet in area and not exceeding thirty-five (35) feet in height.
2. Signs may be illuminated but shall not be of a flashing or moving type.
3. See also Section 4.5

2.14:10 Site Plan Review

Uses may be permitted only after site plan review by the Planning Commission. The Commission may recommend conditions to site plan approval. Site plan composition shall conform to Section 2.23:4. site plan review and approval for uses on lands zoned General Industrial under the ownership of the Port of Klickitat shall be made by the Port of Klickitat commissioners rather than the Planning Commission.

SECTION 15

DELETED PER ORDINANCE NO. 0031196

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2.16 Tourist Commercial (TC) (Amended 8/7/07; Ordinance No. 0080707)

2.16:1 Purpose

This district provides for the location of tourist commercial uses which serve the traveling public. Within the Dallesport Subarea Master Plan District, residential and recreational uses are also emphasized.

2.16:2 Principal Uses Permitted Outright

1. Automobile service station.
2. Gift or antique shop.
3. Barber or beauty shop.
4. Hotel or motel.
5. Eating or drinking.
6. Grocery store.
7. Agriculture.
8. Recreation vehicle parks and campgrounds intended to allow the general public temporary, short term accommodations.
9. Planned Districts conforming to the PD section of this ordinance.
10. Marina and boat launch facilities, including boat maintenance facilities.
11. Within the Dallesport Subarea Master Plan District, all uses are subject to approval of a conceptual master plan, as provided for in this chapter. Additional uses which may be authorized within the Dallesport Subarea Master Plan District include condominiums, townhouses, single-family and multi-family residential uses, retail, golf courses (including lodges and/or clubhouse facilities), open space, playgrounds, bicycle and pedestrian trails, and accessory uses customarily incidental to the primary uses listed in this subsection including but not limited to indoor/outdoor swimming pools, indoor/outdoor tennis courts, fitness facilities, play fields, parks, interpretive centers, theaters, maintenance facilities, temporary uses such as festivals, fairs, charity or promotional events and other similar uses consistent with the Tourist Commercial Zone.

2.16:3 Conditional Uses

This section shall have no applicability within the Dallesport Subarea Master Plan District.

1. Building or structure of two (2) stories or over fifty (50) feet in height.
2. Truck stop facility.
3. Buildings and uses of a public works, public service, or public utility nature, but not including equipment storage or repair yards, warehouses, or related activities.

4. Commercial recreation facility.
5. Repair garage provided there is no outside repair or storage.
6. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.16:4 Signs

In a TC zone, the following signs are permitted:

1. Advertising signs and outdoor advertising structures not exceeding three hundred (300) square feet in area and not exceeding thirty-five (35) feet in height.
2. Signs may be illuminated but shall not be of a flashing or moving type.
3. Section also Section 4.5.

2.16:5 Density Provisions

1. The minimum lot size shall be that necessary for the protection of public health, as determined by the Planning Director and the District Health Officer.
2. Maximum building height: 45 feet.
3. Minimum front yard depth: 20 feet.
4. Minimum side yard depth when adjacent to a public right of way: 20 feet.
5. Minimum rear yard depth when adjacent to a residential zone: 20 feet.
6. Densities and setbacks shall be as determined in the Dallesport Subarea Master Plan District Master Plan, but the following minimum requirements shall apply;
 - a. Residential densities (including single-family homes, multi-family, and duplex units) shall not exceed five dwelling units per acre.
 - b. Building heights shall not exceed 35 feet, except for the main lodge providing resort accommodations, which may extend up to 45 feet in height.

2.16:6 Accessory Uses and Exceptions

This section shall have no applicability within the Dallesport Subarea Master Plan District. The accessory uses and exceptions permitted outright in the TC district are as follows:

1. Uses and structures customarily incidental to a principal use permitted outright.
2. The accessory exceptions which may be authorized by the Board of Adjustment in the TC district are those uses customarily incidental to conditional exceptions.

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2.16:7 Off-street Parking

Parking requirements in a tourist commercial district area as follows:

1. Minimum off-street parking at a ratio of two (2) square feet per one (1) foot of floor space.
2. See also Section 4.2.
3. Parking requirements in the Dallesport Subarea Master Plan District shall be determined by the conceptual master plan.

2.16:8 Utilities

All utilities serving a TC district shall be underground.

2.16:9 Dallesport Subarea Master Plan District, Master Plan Requirements

1. These provisions apply only in the Dallesport Subarea.
2. A master plan approval is required for development within the Dallesport Subarea Master Plan District. The master plan is approved by the Board of County Commissioners. Once approved, minor revisions may be administratively approved by the Planning Department. Minor revisions include those revisions which have a minor and insignificant impact on development impacts, and do not create a reduction in project mitigation. If minor revisions are more appropriately reviewed as major changes, when considered cumulatively, they shall be reviewed by the original decision maker.

Examples of major impacts include:

- a. Any decrease of more than 5% in the minimum amount of total required recreation and open space shall be deemed a major modification.
 - b. Any increase in the maximum number of residential dwelling units by 5% or more shall be deemed a major modification.
 - c. Any increase in the maximum square footage of non-residential uses by more than 5% shall be deemed a major modification.
 - d. Height increase of more than 7 feet shall be deemed major.
3. The primary land uses within a master plan shall be resort, residential and active and passive open space, with supporting commercial uses. All uses are subject to limitations and conditions contained in the master plan approval.
 4. The master plan must include a development plan that includes at a minimum:
 - a. Conceptual Site Plan. A conceptual site plan showing parcel boundaries; location and acreage of active and passive recreational areas; location, acreage and range of densities for residential

- development; location and range of types of uses of non-residential development; location and size of critical areas and buffers; perimeter buffers, if any; and motorized and non-motorized circulation routes, including connections to streets and pedestrian routes servicing and/or abutting the site.
- b. An Open Space Plan including trails. The plan must also include the amount of acreage devoted to open space, recreation, and the total length of all pedestrian and multi-use trails.
 - c. The expected build out period.
 - d. A Phasing Plan.
 - e. Conceptual Road, Sewer, Water and Stormwater Control Plans. Measures to address impacts to public services and facilities, including water conservation measures must be included.
 - f. Conceptual Grading Plan.
 - g. Minimum and maximum number of residential units allowed.
 - h. Minimum and maximum amount of non-residential uses allowed.
 - i. Provisions for the termination of the master plan and rezoning of the property if substantial progress has not been achieved within a prescribed time period.
 - j. Measures to address potential land use conflicts between the master planned site and adjacent land uses.
 - k. Design Guidelines which ensure a cohesive development, and ensure structures constructed will adhere to similar design principles.
5. Master Plan Review Process
- a. The Planning Director shall issue a staff report and recommendation;
 - b. The Board of County Commissioners shall consider the master plan application and issue a final decision. The Board of County Commissioners may designate an alternate hearing body to hold a hearing on the master plan application, but shall in all cases make the final decision on the master plan.
 - c. The Master Plan approval process is a quasi-judicial review process.
6. The master plan must also address:
- a. Creative site planning solutions.
 - b. The provisions of substantial active and passive open spaces.
 - c. An interconnected network of non-motorized circulation systems.

2.17 Airport Approach Zone (AA)

2.17:1 Purpose and Function

The purpose and function of the Airport Approach Zone is to safeguard the public safety and welfare and properties in, adjacent to, and surrounding aircraft landing fields by placing height restrictions and other regulations thereon. The AA zone shall be superimposed upon the zoning district applied and in effect for the land upon which is located the aircraft landing field and for adjacent and surrounding land coming under the regulations of this section. The zone shall regulate the various types of air space obstructions and other hazards which may interfere with safe landing and taking off of aircraft, including:

1. The height of structures and objects of natural growth.
2. Conditions and activities which may cause electronic interference with air navigation communication systems.
3. Lights which may interfere with airport lighting system.
4. Conditions or activities which produce levels of smoke, dust and glare that would interfere with safe operations.
5. Conditions or activities creating bird strike hazards.

2.17:2 Principal Uses Permitted Outright

1. Any use permitted outright or as an accessory use, or as a conditional exception in the zoning district on which is superimposed an AA Zone and the adjacent and surrounding land coming under the regulations imposed by this section.
2. Aircraft landing field.

2.17:3 Area of Jurisdiction

The area(s) of jurisdiction for this ordinance lies within the boundaries of all general aviation airports of Klickitat County, WA, existing or future, and all of the area adjacent and surrounding the same, with any and all additions thereto and extensions thereof, hereby is established as within the boundaries of the zone described as:

AA Airport Approach Zones - One (1) foot in height for each twenty (20) feet in horizontal distance beginning at a point two hundred (200) feet from and at the centerline elevation of the end of the runway and extending to a point 5,200 feet from the end of the runway; the AA approach zone is 250 feet wide at the point of beginning (200 feet past the end of the runway), broadening to 700 feet wide at a distance of 2,250 feet from the point of beginning, continuing at 700 feet wide therefrom to the end of the zone, this zone being bisected by the centerline of the runway.

All of the foregoing zoning distances, elevations, and details being set forth upon the drawing and map thereof which is attached to this ordinance and expressly incorporated herein by reference.

2.17:4 Restrictions

1. No building, pipe, chimney, tower, steeple, stand, platform, pole, wire or structure or erection or object of natural growth, or obstruction of any kind or nature whatsoever, shall be built, placed, hung or permitted to grow or allowed to be built, placed or hung which shall at any point or part thereof exceed the heights as provided in the zone area so established. The said restrictions shall apply to the area surrounding all runways and approaches situate to any utility airport open to public use.
2. No searchlight, beacon light, or other glaring light shall be used, maintained, or operated within one-half (1/2) mile of said airport, so that the same shall reflect, glare, or shine upon or in the direction of said airports.
3. No glare producing materials shall be used on the exterior of any structure located within the airport approach district.
4. Any electromagnetic radiation that would interfere with normal aircraft communication is prohibited.
5. Any land use or activity that produces smoke or haze to a degree that would interfere with normal aircraft operations is prohibited.
6. Any land use or activity that produces excessive bird strike hazard in the air space zones designated in Section 2.17:3 of this ordinance is prohibited.

7. All new airports, heliports or land fields shall be designed so that the incidence of aircraft passing in the vicinity of dwellings or places of public assembly is minimized. They shall be located so that air traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to reduce noise levels, vibrations, dust or bright lights.

2.17:5 Application

This designation may be superimposed over any of the zone districts and its restrictions shall take precedence.

2.18 Aggregate Resource (AR)

2.18:1 Purpose

1. To provide for development and utilization of deposits of aggregate and mineral resource materials.
2. To provide for the preservation of these resources in a manner which does not conflict with other land uses.
3. To provide standards for the protection of properties surrounding an AR district.
4. To enable sand and gravel operators and resource-related industries to enjoy the economy of savings in handling and transportation costs by locating removal, processing, and storage activities in concentrated areas near urban centers.

2.18:2 Principal Uses Permitted Outright

1. Any use permitted outright or in as an accessory use, or as a conditional exception in the zoning district on which is superimposed an AR zone.
2. Extractions from deposits of sand, gravel, rock, earth or minerals, except that no material may be removed within one hundred (100) feet of a stream's normal water level without planning commission approval.
3. Processing.
4. Residence for caretaker, owner or operator.
5. Stockpiling.
6. Asphalt paving mix plant.
7. Cement concrete batching plant.
8. Concrete products fabrication.
9. Accessory building, structure or use.

2.18:3 Operation Standards

1. Extraction and sedimentation ponds shall not be allowed within fifty (50) feet of a public road, rail or utility right-of-way, or within two hundred (200) feet of property in another zoning district.
2. Processing equipment shall not be operated closer than two hundred (200) feet to a public road right-of-way or property in another zoning district.
3. All other applicable rules and regulations of the State Department of Ecology, State Department of Natural Resources, etc., shall be followed.
4. All access facilities shall be arranged in such a manner as to minimize traffic danger nuisance to surrounding properties.

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5. The operation sites shall be screened from adjoining residential districts and public roads by

placement of fences, wall hedges or landscaped berms.

6. Within the official boundaries of the Columbia River Gorge, the adopted County Surface Mining Policies for the Gorge shall be adhered to.

2.18:4 Application

This designation may be imposed over any other zone district and its restrictions shall take precedence.

2.19 Flood Hazardous Area (FA)

2.19:1 Intent and Purpose

The intent and purpose of this designation is:

1. To control flood-plain uses such as fill, dumping, storage of materials, structures, buildings, and any other works which acting alone or in combination with other existing or future uses which will cause damaging flood heights and velocities by obstructing flows and reducing valley storage.
2. Protect human life and property.
3. Minimize public and private property damage.
4. Protect individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.
5. Minimize surface and ground water pollution which will affect human, animal or plant life.
6. Control development which will, when acting alone or in combination with similar developments, create an unjustified demand for public investment in flood-control works by requiring that uses vulnerable to floods, including public facilities which serve such uses, shall be protected against flood damage at the time of initial construction.
7. Control development which will, when acting alone or in combination with similar development, create an additional burden to the public to pay the costs of rescue, relief, emergency, preparedness measures, sandbagging, pumping, and temporary dikes or levees.
8. Control development which will, when acting alone or in combination with similar development, create an additional burden to the public for business interruption, factory closings, disruptions of transportation routes, interference with utility services, and other facilities that result in loss of wages, sales, production and tax write-offs.
9. Provide for public awareness of the flooding potential.
10. Help maintain a stable tax base by preservation or enhancement of property values for future flood plain development. In addition, development of future flood-

bright areas on flood plains will be minimized and property values and the tax base adjacent to the flood plain will be preserved.

11. To meet the requirements of the National Flood Insurance Program of the Federal Insurance Administration.

2.19:2 Uses Permitted

1. Agriculture, grazing, or managing growth and harvesting of timber and other forest products.
2. Golf Courses.
3. Parks.
4. Riding clubs.
5. Recreational facilities, including gun and hunting clubs, temporary campsites, game farms and other similar facilities.
6. Incidental storage of material or equipment that is mobile and readily removable from the flood plain area after flood warning. Incidental material or equipment shall include only items which will not create a hazard to the health or safety of persons and property should the storage area be inundated by flood water.
7. Diversion points for irrigation purposes.
8. Water gauging station.
9. Water pump and accessory structure.
10. Temporary emergency alteration of stream beds or banks as flood control measures immediately preceding or following periods of high water.

Any permanent structures shall meet flood-proofing requirements of local, state and federal agencies.

No structure other than those pertaining to water diversion, gauging or control, and utility structures, bridge appurtenances and docks and piers shall be permitted within the floodway.

2.19:3 Conditional Uses Permitted

Uses other than those specified in Section 2.19:2 may be permitted as conditional uses upon approval of such a permit by the Board of Adjustment. Conditions placed upon such uses

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shall include those recommended or required by the County

Building Codes Administrator, Health Officer, Planning Director, County Engineer, and any other local state or federal agency which exercise control. Any applicable restrictions of the underlying zone district shall apply.

Before approval for any other use, a detailed site plan shall be submitted indicating uses, structures, engineering data, and any other information as may be required by the agency or agencies involved.

2.19:4 Application

This designation may be superimposed over any other zone district and its restrictions shall take precedence.

2.19:5 Special Definitions Pertaining to Flood Hazardous Zoning

1. "Drainway" shall mean any depression below the surrounding land serving to give direction to a regular current of water and having a bed and well defined banks.
2. "Flood" shall mean the water of any watercourse or drainway which is above the bank or outside the channel of such watercourse or drainway.
3. "Floodplain" shall consist of the floodway and the floodway fringe.
4. "Floodway" shall mean the channel of a watercourse or drainway and those portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwaters of any watercourse or drainway.
5. "Floodway fringe" shall mean the area adjoining the floodway which would be covered by floodwater during an intermediate regional flood.

2.20 Scenic Design Area (DA)

2.20:1 Intent and Purpose

Purpose of this district is to protect vistas, views and aesthetics of the scenic areas of the county.

2.20:2 Prohibited Uses

No off-premise outdoor advertising, billboards, signs or advertising structures shall be permitted in a Scenic Design Area. Signs advertising products not sold on premises shall be prohibited.

Temporary signs, such as real estate sales signs, construction signs, and political campaign signs, shall be permitted but must be removed when no longer useful or valid.

Existing advertising structures within a designated Scenic Design Area as of enactment of this ordinance amendment shall be declared nonconforming and shall at the expiration of two (2) years from such date, become prohibited and unlawful use and shall immediately be discontinued and removed.

2.20:3 Application

This designation may be applied as a secondary or overlay zone to any other district and its restrictions shall take precedence.

2.21 View Protection District (VP)

2.21:1 Intent and Purpose

It is the intent and purpose of this district to protect and preserve the view potential of property owners in areas with exceptionally scenic panoramas.

2.21:2 Building Height

Building height shall not exceed twenty-five (25) feet as measured from the average ground elevation at the building walls.

2.21:3 Application

This district may be superimposed over any other zone district and its restrictions shall take precedence.

2.22 Illumination Control (IC)

2.22:1 Intent and Purpose

The purpose and intent of the IC District is to prevent excessive illumination, glare, and reflection in areas adjacent to astronomical research facilities, such as observatories, where such light intrusion would hinder use of sensitive optical devices.

2.22:2 General Requirements

1. Shielding: All outdoor light fixtures, installed on or after ninety (90) days from the enactment of this ordinance shall be shielded from above in such a manner that the edge of the shield shall be level with or below light emitted above the horizontal is minimized. Light directing refractors shall be considered to be light sources.
2. Lighting Replacement: All replacements of existing mercury vapor lamps with other lighting sources shall meet the requirements of this section.

2.22:3 Acts Declared Unlawful

It is unlawful for any individual to engage in the following activities:

1. The operation of a search light for advertising purposes between midnight and sunrise.
2. The illumination after midnight of an outdoor public recreation facility unless a specific recreational activity is already in progress.
3. The outside illumination of any building, public or private, by flood light projected above the horizontal between midnight and sunrise; provided that this prohibition shall not apply to any emergency lighting as may be required by any public agency engaged in the performance of their duties this would include airport runway lighting.
4. The illumination of outdoor signs by flood lighting projected above the horizontal, between midnight and sunrise.
5. The use of quartz or metal halide lamps for outdoor illumination.

2.22:4 Conditional Exemptions

1. Any individual as defined herein may submit a written request to the Board of Adjustment for a temporary exemption to the requirements of this ordinance. The request for the exemption shall contain as a minimum the following information:
 - a. Type and use of outdoor light fixture involved;
 - b. specific exemption requested;
 - c. physical size of outdoor light fixture;
 - d. total wattage of lamp or lamps;
 - e. proposed location of outdoor light; and
 - f.d uration of use of outdoor light.

In addition to the above data, the Board may request any additional information which would enable it to make a reasonable evaluation of the request for exemption.

2.22:5 Exemptions

1. Outdoor light fixtures of all types within the zone limits existing prior to the effective date of this ordinance.
2. Private and commercial holiday lighting.

2.22:6 Enforcement

The Building Codes Administrator is hereby authorized and directed to assist the Administrator in all acts necessary and appropriate to enforce and to give effect to this section.

2.22:7 Application

This district may be superimposed over any other zone district and its restrictions shall take precedence.

2.23 Intent to Rezone

2.23:1 Purpose

It is the purpose and intent of Section 2.23 to provide additional procedures in the manner of zoning reclassification so that the health, safety and general welfare and environmental amenities of the citizens of the county are insured as certain development occurs, and further, to prevent speculative holding of real property after rezoning.

2.23:2 Resolution of Intent to Rezone

If, from the facts presented and finding in the report and recommendation of the Planning Commission, the Board determines that the public health, safety, and welfare and convenience will be best served by this reclassification or any portion thereof, the Board may indicate its general approval in principle of the reclassification by the adoption of a "resolution of intent to rezone" said property. This resolution shall include any conditions, stipulations or limitations which the Board may feel necessary to require in the public interest as a pre-requisite to final action, including those provisions which the Board may feel necessary to prevent speculative holding of the property after reclassification.

2.23:3 Site Plan Required

A site plan approved by the Planning Commission may be required and if such requirement is made in the resolution of intent, the same shall be binding upon the property. Upon reclassification, the property having an approved site plan under these provisions shall be plainly marked as "subject to approved site plan" on the official zoning map, part of the Comprehensive Plan for Klickitat County. any approved site plan by action of the Board on recommendation from the Planning Commission. No other charges shall be made constituting a departure form the approved site plan except by amendment or variance as herein provided unless the same has been released from the site plan.

2.23:4 Site Plan Composition

Where a site plan is required pursuant to Section 2.23:3 it shall include: (a) Location of existing and proposed buildings, structures, accesses, off-street parking and loading spaces and landscaping; (b) topography, existing and proposed; (c) mechanical roof facilities if subject property is so oriented as to

become part of the view from adjacent properties; (d) architectural perspective, layout and all elevations drawn without exaggeration except where noted including locations, area and design of signs and all landscaping.

2.23:5 Resolution of Intent Binding

The fulfillment of all conditions, stipulations and limitations contained in the resolutions of intent to rezone on the part of the applicant, shall make this resolution a binding commitment on the Board.

2.23:6 Resolution of Intent Void upon Failure to Comply

Upon completion of compliance action by the applicant, the Board shall by ordinance effect such reclassification. The failure of the applicant to substantially meet any or all conditions, stipulations or limitations contained in a resolution of intent to rezone, including the time limit placed in the resolution, shall render said resolution null and void, unless an extension is granted by the Board upon recommendation of the Planning Commission. In the event a reclassification is approved by the Board but not on the basis of a "resolution of intent to rezone", the Board shall by ordinance effect such reclassification.

2.23:7 Application

This district may be superimposed over any other zone district and its restrictions shall take precedence.

2.24 Cluster Development (CD)

2.24:1 Intent and Purpose

It is the intent and purpose of this district to provide flexibility of the setback and lot size provisions of the various zone district yet retain the overall density requirement (number of dwelling units per acre) by the use of a cluster development pattern and open space provisions.

2.24:2 Permitted Variation

Smaller lot sizes and variation are permitted upon application of this section if the overall dwelling unit to acreage ratio remains the same or greater than the underlying zoning district (Amended 8/9/82; Ordinance No. 0-080982).

2.24:3 Site Plan Approval

The Planning Commission and Board shall approve site plans for this zone district only after review and comment by the planning director, county engineer, county sanitarian and other agencies of concern. The property shall be developed in accordance with the approved site plan and other applicable county ordinances. Further development beyond that allowed by the underlying zone shall not be allowed unless the underlying zoning changes to permit increased density. (Amended 8/9/82; Ordinance No. 0-08982)

2.24:4 Application

This district may be superimposed over any other zone district and its restrictions take precedence.

SECTION 25

DELETED PER ORDINANCE NO. 0031196

2.26 Resource Lands District (RL)
(Additional by Ordinance No. 120982 dated December 9, 1982; Amended by Ordinance No. 0010300 dated January 3, 2000; Ordinance No. 0010300 rescinded by Ordinance No. 0081803 dated August 18, 2003)

2.26:1 Purpose and Intent

The purposes of this district are to provide land for present and future commercial farm and forest operations in areas of productive soils and other conditions suitable for the continued success of such operations and to minimize conflicts between farm and forest practices and various nonfarm uses by allowing development of such land in accordance with performance criteria, evaluating the resource and development suitability of the individual parcels within the district.

2.26:2 Principal Uses Permitted Outright

1. Farm and forest use.
2. All land use activities, operations, building structures and other facilities necessary for agriculture, dairy, grazing, horticulture, forestry and growing and harvesting of agriculture, other crops and timber.
3. All legal uses, activities, products and values associated with wild or managed forest, wild land, forest preserves, wildlife reservations and watershed protection areas.
4. Fishing lakes, fish rearing ponds, hunting preserves and similar recreational uses.
5. Single-family dwellings, mobile homes and seasonal homes.
6. Home occupations.
7. Commercial or industrial activity directly serving agriculture and timber operations, including the preparation and storage of farm and forest products.
8. Development of roads, railroads, canals, ditches, utility services, service and residential structures, mobile and stationary equipment, facilities and structures.

2.26:3 Accessory Uses

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, conservatories for plants and flowers, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than two (2) roomers in a dwelling unit.
3. Residences provided for farm laborers, not to exceed three (3) dwelling units.
4. The accessory exceptions for Resource Lands District which may be authorized by the Board of Adjustment include only those customarily incidental to conditional exceptions allowed.

2.26:4 Conditional Uses Permitted

1. Multi-family residential dwellings and condominiums.
2. Public, private and parochial schools and supporting dormitory facilities.
3. Churches and other charitable organizations.
4. Fire stations.
5. Railroad rights-of-way, but not yards or other similar facilities.
6. Franchised and public utility and communication facilities such as branch telephone, exchanges, static transformers, booster stations, pumping stations - no service or storage buildings or yards.
7. Cemeteries, mausoleums, crematoriums.
8. Quarries, mines, sand and gravel pits.
9. Airports.
10. Park, playground, golf courses, country clubs, riding academies and stables, camping clubs, recreation and conservation clubs, ski resorts, private clubs, lodges, convents or community center.

11. Migrant labor and farm-hand housing and facilities of more than three (3) dwellings.
12. Dams, powerhouses, pipelines, flood control structures, reservoirs and fish hatcheries.
13. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.26:5 Application

It is intended that the Resource Lands District be designated only within areas designated as resource lands in the Klickitat County Comprehensive Plan.

2.26:6 Site Plan Requirements

All proposed land divisions will be required to file a Resource Lands application with the planning department, to include a sketch of the ownership parcel which locates existing buildings, roads, drainage patterns, well sites and other information necessary for a land evaluation of the site. Dwelling unit densities shall be assigned in accordance with criteria as specified in the Klickitat County Comprehensive Plan.

2.26:7 Development Review Process

All development proposed within the Resource Lands district shall be evaluated and acted upon in accordance with the following procedures:

1. Filing of Application

An application for development in a Resource Lands District shall be completed and filed by the applicant at the planning department. A sketch of the ownership parcel shall be included with the application indicating the information specified on the application.

2. Identification and Classification

An on-site evaluation of the ownership parcel shall take place between the applicant and the planning department. Specific items included within the resource criteria checklist shall include, but not be limited to:

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- a. Existing/adjacent land use

- b. Lot size and ownership pattern
- c. Soil type
- d. USDA Soil Capability Classification
- e. Timber Productivity Classification (CMAI)
- f. Seedling mortality rate
- g. Erosion hazard
- h. Slope aspect and steepness

The development suitability criteria checklist shall include, but not be limited to:

- a. Existing/adjacent land use
- b. Lot size and ownership pattern
- c. Slope
- d. Fault line or zone
- e. Sanitary facilities
- f. Building site development
- g. Water management
- h. Critical wildlife habitat (species present)
- i. Geology
- j. Public services

3. Map of Parcel

After an evaluation of the information contained in the application, on-site review criteria checklists, and evaluation criteria in the comprehensive plan, a map is drawn by the planning department that delineates land that is identified as best, good and limited suitability for resource production and development.

4. Density Assignment

Using the parcel map, the planning department assigns a density of dwelling units per acre that corresponds to the amount of acreage in the best, good and limited classifications.

2.26:8 Density and Open Area Provisions

In evaluating a parcel for agriculture/forest suitability and development suitability, dwelling unit densities for single-family units and clustering of homesite locations shall be assigned to the ownership parcel.

The maximum number of dwelling units per acre shall be four (4) except when otherwise approved by the Board of Adjustment for multi-family residential use.

density assignment shall be maintained on all ownership parcels larger than two (2) acres in size. No open area requirement shall apply for areas two (2) acres in size or less.

Density assignments for resource lands two (2) acres or less shall be one (1) dwelling unit per two (2) acres for limited development suitability, one (1) dwelling unit per one (1) acre for good development suitability and two (2) dwelling units per one (1) acre for best development suitability. An average lot size of 20,000 square feet shall apply.

SINGLE-FAMILY
DEVELOPMENT SUITABILITY

Resource Suitability:	Limited	Good	Best
Best Open Area=95%	1 d.u./20 acre	1 d.u./20 acre	1 d.u./10acre
Good Open Area=85%	1 d.u./20 acre	1 d.u./10 acre	1 d.u./5 acre
Limited Open Area = 75%	1 d.u./5 acre	a.	a.

CLUSTERING
DEVELOPMENT SUITABILITY

Resource Suitability	Limited	Good	Best
Best Open Area = 97.5%	1.3 d.u./20 acre	1.3 d.u./20 acre	1.3 d.u./ 10 acres
Good Open Area = 90%	1.3 d.u./20 acre	1.3 d.u./10 acre	1.3 d.u./ 5 acres
Limited Open Area = 85%	1.3 d.u./5 acre	b.	b.

- d.u. - dwelling units
- a. - 3 dwelling units per acre computed within development area only
- b. - 4 dwelling units per acre computed within development area only

Minimum lot width: 100 feet
Minimum lot depth: 100 feet
Minimum front yard: 20 feet
Minimum side yard: 5 feet
Minimum rear yard: 20 feet

Yard requirements may be raised or lowered by the planning commission and Board when approving subdivisions and by the Short Plat Administrator when approve short subdivisions provided the altered requirements are clearly and legibly shown on the long or short plat map and public health, safety and welfare is not jeopardized.

2.26:10 Signing

In a Resource Lands zone the following signs are permitted:

1. Residential

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings.

2. Commercial or Industrial

Advertising signs and outdoor advertising structures not exceeding 300 square feet in area and not exceeding 35 feet in height. Signs may be illuminated but shall not be of a flashing or moving type.

3. See Section 4.5 also.

2.26:11 Parking

At least one (1) permanently maintained off-street parking or a private garage for one (1) car shall be on the same lot as a dwelling, or attached thereto or made a part of the main building. Adequate parking shall be provided for accessory or conditional uses and may be established by the Board of Adjustment. See also Section 4.2.

2.26:12 Findings

Prior to application approval of a conditional use, subdivision or short subdivision, the Board of Adjustment, Planning Commission, Board of Commissioners, or Short Plat Administrator shall make the following findings:

1. That there is a public need for the proposed use, subdivision or short plat.
2. That the proposed use, subdivision or short plat complies with the adopted comprehensive plan.
3. That the property is suitable for the proposed use, subdivision or short plat.
4. That the public facilities and services to serve the use are adequate for the proposed use, subdivision or short plat.

The applicant shall be notified in writing whether the application has been granted or denied.

2.26:13 Redivision of Open Area

The open area of a short plat or subdivision processed in accordance with this section shall be clearly and legibly designated on the face of the short plat or subdivision plat map as "open area", and it shall be further stated that "No further division of this area can take place for a period of five (5) years from the date of approval" of said short plat or subdivision.

2.27 Rural (RRL)

2.27:1 Purpose

The purpose of the RRL zone is to provide living environments within areas designated Exclusive Agriculture/Forest (EAF) in the comprehensive plan which do not disrupt commercial resource production activities by allowing small farms and woodlots that can be developed in harmony with commercial agriculture and forestry. Areas designated RRL should have a level of services (roads and utilities) consistent with the residential density afforded under the zone.

2.27:2 Principal Uses Permitted Outright

1. Agriculture
2. All land use activities, operations, building structures and other facilities necessary for agriculture, dairy, grazing, horticulture, forestry and the growing and harvesting of agricultural and timber products.
3. All legal uses, activities products and values associated with wild or managed forest, wild land, forest preserves, wildlife reservations and watershed protection areas.
4. Fishing lakes and fish rearing ponds.
5. Commercial or industrial activity directly serving agriculture and timber operations, including the preparation (with the exception of processing) and storage of farm and forest products.
6. Single-family dwellings including mobile homes, provided that where dwellings are located in open and exposed view of a public road or an adjacent property, tree and/or shrub plantings shall be employed to minimize the visual impact of the use on the rural character of the area.
7. Home occupation.
8. Public and rental stables provided any stable, barn, covered or uncovered arena, corral, or exercise yard shall maintain a distance of not less than 100' from an adjacent property line.
9. Cottage industries, provided the following standards apply:

- a. No commercial distribution activity (retailing or wholesaling) on site. On-site sales shall be incidental to the main purpose of the cottage industry.
- b. No more than three FTE employees.
- c. No more than one on premise sign. Sign to be no larger than 6 square feet in area.
- d. The business shall be owned and operated by the full-time residents on the subject property.
- e. The following uses shall not be allowed without conditional use permit approval:
 - (1) Any activity which might result in excessive noise, smoke, dust, odors, heat, glare, or traffic.
 - (2) Use or manufacture of products or operations which are dangerous in terms of risk of fire, explosion, or hazardous emissions.
 - (3) Any other use which would disrupt the character of permitted rural uses as determined by the planning director.

2.27:3 Conditional Uses

- 1. Public and private school.
- 2. Church.
- 3. Park, playground, or community center owned and operated by a governmental agency or a nonprofit organization.
- 4. Utility facilities necessary for public service.
- 5. Migrant labor and farmhand housing facilities for more than three dwelling units.
- 6. Quarries, mines, and sand & gravel pits when the proposed subsequent use of the site, after reclamation is principally agricultural or silvicultural in nature provided there is a minimum distance from any adjoining property line of 100'.
- 7. Kennel.
- 8. Cemetery.

9. Grange hall or community center.
10. Farm labor camp.
11. Recreational vehicle park, campground and picnic area.
12. Buildings and uses of a public works, public service, or public utility nature, but except for facilities for the commercial transmission or reception of communication frequencies.
13. Processing of farm and forest products provided the area used for such purpose shall not be closer than 100' from an adjoining property line.
14. Non-resource related industry provided there are no adverse impacts to the environment, nearby land uses, and resource production activities as determined by the board of adjustment.
15. Resource-based commercial recreation facilities in locations where impacts on the environment, adjacent land uses and resource management can be adequately controlled, and where adequate public facilities and services can be provided.
16. Bed and breakfast.
17. Other uses as determined by the board of adjustment to be in keeping with the purposes and intent of this district, except for the following:
 - a. Mobile home parks.
 - b. Airport or land strip.
 - c. Facilities for the commercial transmission or reception of communication frequencies.
 - d. Golf course.
 - e. All-terrain vehicle parks, trails and race tracks.
 - f. Hazardous waste disposal and transfer sites.
 - g. Sanitary landfill.

2.27:4 Density Provisions

The density provisions for the RRL district shall be:

1. Maximum number of dwelling structures for permanent living per lot: 1.

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2. Minimum lot area: 10 acres.

3. No building lot shall be created which has a depth to width ration of greater than four-to-one.
4. All buildings and structures, unless otherwise specified, shall maintain a distance of 50' from any property line, except 100' shall be required for all new residences abutting commercial agricultural and timbered lands and approved mineral extraction operations.
5. When "clustering" in accordance with Section 2.24 of this ordinance, the minimum lot size of the clustered lots shall be 5 acres.
6. When subdividing or short platting parcels within the RRL district, lot configuration and access shall be designed to minimize conflicts with adjoining farm or timber production areas and mineral extraction operations.

2.27:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for noncommercial vehicles only, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only, and for the accommodation of not more than two persons in a dwelling unit.
3. Residences provided for farm laborers, not to exceed three dwelling units.

2.27:6 Signs

Non-flashing residential and ranch name plates not exceeding 32 square feet. See also Section 4.5.

2.27:7 Parking

A least one permanently maintained off-street parking space or a private garage for one vehicle shall be on the same lot as a dwelling or attached thereto or made a part thereof. Adequate parking may be provided for accessory or conditional uses and may be established by the board of adjustment. See also Section 4.2.

2.27:8 Substandard Lots & Existing Uses

Any substandard lot may be used for any use permitted in this district, subject to the limitations of the use. Legally authorized uses of any kind located in the RRL district and in existence at the time of adoption of this ordinance shall not be deemed nonconforming.

2.28 PUBLIC

2.28:1 Purpose

The purpose of the Public zone is to provide areas for the creation, protection and enhancement of public uses on publicly owned lands which serve community or governmental functions and to provide restrictions to minimize the effect of such uses on surrounding uses. This district is intended to allow the public service providers and governmental agencies the assurance that those publicly owned sites identified through long range and capital improvement planning will be available in the future when they are needed.

2.28:2 Long Range Development Plan Required

Any site with a lot area exceeding 40,000 sq. ft. shall submit for approval long range development plans prior to the issuance of a building permit for new construction within the district. The planning department shall study each request to establish a new use and may attach reasonable stipulations to the approval to assure that any adverse impacts of the public use upon adjoining land uses will be mitigated. These stipulations may encompass, but may not necessarily be limited to: landscaping, berming, fencing, screening, off street parking, external lighting, access points, and traffic circulation.

2.28:3 Principal Uses Permitted Outright.

1. Public schools.
 2. Public parks.
 3. Public utilities including wells, water storage tanks and sanitary sewer pump stations.
 4. Governmental offices.
 5. Marinas.
 6. Museums.
 7. Police and fire stations.
- II. Expansion of an existing public use.

2.28:4 Conditional Uses.

1. Cemeteries.
2. Public housing and group residences.
3. Governmental shops and maintenance facilities and yards.
4. Caretaker dwelling.
5. Other uses the Board of Adjustment judges to be no more detrimental to the adjacent properties than, and of the same type and character as, those uses permitted outright.

2.28:5 Density Provisions

1. The minimum lot area shall be that necessary for the intended uses(s) and respective minimum yard depth.
2. Minimum yard requirements shall be those of the adjacent zoning district unless otherwise stipulated by the fire chief of the respective fire district or the county fire marshall or designee.
3. The maximum building height shall be 35 feet.

2.28:6 Accessory Uses

1. Accessory uses in the P zone shall be those uses and structures customarily incidental to a principal use permitted outright.

2.29 Airport Development District (AD).

2.29:1 Purpose and Intent.

The purpose of the airport development district is to provide for the establishment and development of public use airports including associated facilities, and airport-dependent uses.

The intent of this district is to insure compatibility with adjacent properties, and to enhance economic development.

2.29:2 Permitted Uses.

1. Airport facilities, including terminal buildings, hangars, navigational improvements, landing strips, taxi ways, aircraft sales, fuel storage/dispensing directly related to aircraft, air freight services/warehousing, airlines offices, charter services.
2. Manufacturing of aircraft, aircraft parts, navigational equipment, and other products used solely for airport facilities and/or aircraft.
3. Aviation research and development.
4. Aviation schools.
5. Roadways, parking areas and storage yards directly related to airport operation and maintenance.
6. Signs, in accordance with Section 4.5.
7. Agriculture uses that are not incompatible with airport operations.

2.29:3 Conditional Uses.

1. Offices not solely relating to airport management and operation
2. Restaurants
3. Caretaker residence
4. Commercial recreation
5. Public utility facilities, such as telephone exchanges, sewerage or water pumping stations, electrical distribution substations, water storage reservoirs or tanks necessary for the distribution of services including business offices, warehousing, storage buildings or yards, or service yards.

6. Outdoor storage of equipment not directly related to airport operation and/or maintenance
7. Fire and police stations.
8. Manufacturing and warehousing for which a majority of products are dependent on air transportation.
9. Retail sales of agricultural and horticultural products grown on the premises.
10. Light industrial uses that are dependent on air transportation.
11. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.29:4 Master Plan and Binding Site Plan.

As an alternative to a case-by-case review of proposed uses, an FAA approved Master Plan, and a binding site plan, may be submitted for review and approval. Such review and approval may be processed concurrently. Such plans may allow for non-airport related uses. Once a Master Plan and binding site plan have been adopted by the Board of County Commissioners, uses and improvements in accordance with the Plans shall be deemed as permitted, subject to applicable state and local requirements.

2.29:5 Master Plan and Binding Site Plan Review Process.

The Master Plan and Binding Site Plan applications shall be evaluated and acted upon in accordance with the following procedures. It is the purpose of the Master Plan and Binding Site Plan review process to incorporate the requirements for binding site plan approval; and, permit concurrent processing of the Master Plan with the Binding Site Plan.

1.Filing of Application

A Master Plan and Binding Site Plan, shall be submitted by the applicant on forms provided by the Planning Department.

2.Public Review

After the Master Plan and Binding Site Plan applications are deemed by the Planning Department to be complete, a public hearing shall be scheduled before the Planning Commission.

At the hearing, the Planning Commission shall not recommend approval of the Plans unless the following findings have been made:

- A. The proposed uses are consistent with the purpose of the zone.
- B. The proposed uses will not create excessive traffic congestion, noise, glare from lights, or other conditions that may be hazardous to navigation.
- C. The proposed uses will not overburden the public services of water, sewer, storm drainage, electrical service, fire protection, and law enforcement.
- D. The site is suitable to accommodate the proposed uses (with regard to topography, soils).
- E. The proposed uses will not interfere with uses permitted on adjacent or nearby parcels.
- F. Proposed uses will not create electrical interference with navigational signals or radio communication between airport and aircraft.
- G. Proposed uses will not make it difficult for pilots to distinguish between airport lights or other light sources.
- H. Proposed uses will not impair visibility.

3. Final Approval

The record of the Planning Commission's hearing and recommendation shall be transmitted to the Board of County Commissioners within 14 days of the final hearing. The Board may summarily accept the recommendation, or modify or reject the recommendation after holding a public hearing to consider facts and/or new information. After approval of the Binding Site Plan, the binding site plan shall be recorded with the County Auditor. All subsequent development shall be in accordance with the Plans as approved. Minor deviations may be permitted, subject to the Planning Director's discretion.

4. Amendments

The Master and/or Site Plan may be amended in accordance with the procedures outlined above.

2.29:6 Special Provisions

1. All improvements shall conform to applicable federal regulations concerning dimensional restriction on air operations including height restrictions and required setbacks from air operations areas.
2. There shall not be dumped, placed or allowed to remain on any property in an AD zone any refuse, trash, rubbish, wrecked vehicles, building materials or equipment, or other waste material outside of a permanent building, except in nonflammable, covered or enclosed containers.
3. No building or structure shall exceed thirty-five feet in height, and shall be in compliance with FAA regulations
4. No electronic signals or smoke-producing uses which interfere with air traffic operations shall be permitted.
5. Fencing shall be utilized where necessary to ensure public safety and/or security.

2.29:7 Minimum Lot Area

In an AD zone, no new specific minimum lot size is required. Lot size shall be determined by applicable health and safety requirements.

2.30 Energy Overlay Zone (EOZ)
[Klickitat Co. Ordinance #0031515, adopted March 15, 2005]

2.30:1 Purpose

1. To provide areas suitable for the establishment of energy resource operations based on the availability of energy resources, existing infrastructure, and locations where energy projects can be sensitively sited and mitigated.
2. To provide siting criteria for the utilization of wind and solar energy resources. Each energy resource project will be subjected to individualized review and the imposition of conditions based on site specific information which will be tailored to address project impacts in accordance with the siting criteria. The ultimate goal is to achieve a predictable but sensitive siting process which effectively and efficiently addresses project impacts.

2.30:2 Application

1. The EOZ is an overlay over existing zones. Projects permitted through the EOZ shall comply with the standards of this chapter rather than the standards of the existing zone.
2. The EOZ applies to the area demarcated on the zoning map. The area demarcated for wind and solar energy is the same. The EOZ does not apply to lands within the Columbia River Gorge National Scenic Area, except for lands within the urban areas designated by 16 U.S.C. § 544b(e). In event of a conflict between this provision and a County zoning map, this provision shall control.
3. Any applicant who has applied for a conditional use permit for an energy project authorized by this chapter, may, in the alternative, elect to be sited through the procedures in this chapter. The applicant need not re-apply for a permit under this chapter. However, the County may require any supplementary information needed to complete review under this chapter and comply with its requirements.
4. Energy systems listed in Section 2.30:4, which can generate more than 25kw, or wind turbines greater than 120 feet in height, are subject to the requirements of this chapter.

5. Energy systems that can generate no more than 25kw, solar panels attached to a building or providing energy primarily for on-site use, and wind turbines 120 feet in height or less are permitted outright by Section 2.30:4, but are not subject to the additional requirements of this chapter. However, the Mitigation Summary developed in the Klickitat County Energy Overlay Environmental Impact Statement may be used as a guide by the county to develop conditions that may be appropriate and reasonable to mitigate project impacts. All other code requirements still apply.

2.30:3 Other Applicable Requirements

Project applicants will need to comply with other applicable county requirements, such as the Critical Areas Ordinance, environmental review regulations, and building code requirements.

2.30:4 Principal Uses Permitted Outright

1. Wind turbines
2. Solar energy facilities
3. Accessory buildings, uses, and structures needed for operation of the above permitted uses, including utilities and utility infrastructure needed for the principal use. For purposes of this chapter, accessory uses include the mining and utilization of on-site gravel for on-site use only, as necessary for the energy development, such as for the construction of internal roads.
4. Temporary uses associated with investigatory work to determine the suitability of the site for energy development, such as meteorological towers. The placement of meteorological towers and other such equipment need not obtain a permit through this chapter. However, all other applicable code requirements apply.

2.30:5 Review Process for Energy Resource Operations

1. Energy resource operations listed in Section 2.30:4 are permitted outright. However, a permit is required under this chapter to ensure compliance with mitigation conditions

developed in accordance with the requirements of this chapter.

2. All energy resource operations will be reviewed by the Klickitat County Planning Department and project conditions will be developed and imposed by the Klickitat County Planning Department.
3. Additional public notice specific to energy resource operations is required by the County's SEPA regulations.

2.30:6 Public Notice Requirements

1. When an application is deemed complete, the County will post a notice of application on its website.
2. The project applicant is responsible for holding at least one informal community meeting within the County to inform the public about the proposed energy facility. The meeting may be held before the project application is deemed complete, and must be held a minimum of two weeks before the SEPA responsible official issues a SEPA determination. The project applicant will provide public notice of the community meeting through written and electronic notification as described below. The project applicant will also provide newspaper publication in a paper of general circulation.
3. Additional public notice specific to energy resource operations is required by the County's SEPA regulations.

2.30:7 Application Requirements (Expanded Checklist)

1. An Expanded Checklist shall be submitted to the Klickitat County Planning Department. The Expanded Checklist may be submitted simultaneously with any other permit applications that may be required from the county.
2. The Expanded Checklist shall (in addition to being consistent with the SEPA Checklist required under Title 20) provide analysis on impacts to elements of the environment as noted in the SEPA Checklist required by Title 20 and Chapter 197-11 WAC; and explain the mitigation proposed to minimize those impacts.
II-30-3
3. Site specific studies for impacts to habitat/wildlife (including avian impacts),

cultural resource impacts, and a grading and stormwater management plan complying with state best management practices stormwater quality standards, shall be attached to the Expanded Checklist.

4. Because additional studies may be required by the Planning Director for effective review and sensitive siting, a pre-application meeting with a representative from the Planning Department is recommended. The level of detail and analysis necessary is dependent on the type of project proposed, its location, and the currently available environmental review relevant to the proposal. In general, smaller projects will require less analysis than larger, more complex ones.
5. In drafting the Expanded Checklist the applicant may review Klickitat County's Energy Overlay Environmental Impact Statement ("Energy Overlay EIS"). The Energy Overlay EIS provides information on environmental conditions within the county and suggested mitigation for addressing energy development impacts.
6. The Expanded Checklist shall include sufficient information to adequately describe the proposal and its impacts, including but not limited to, information on the maximum megawatts of the project, the total square footage of buildings to be constructed, the maximum height and number of wind turbines and solar panels (if applicable), expected noise generation levels, the length of new roads and power lines, and transportation impacts.
7. An application for review under this Chapter shall not be deemed complete until the identified reports are provided. Except for site specific studies for impacts to habitat/wildlife, upon a clear showing by the applicant that the study is not applicable or is unnecessary, the Planning Director may waive specific application requirements. Such a determination shall be documented in writing in the project file. Should the applicant prepare an EIS, the Planning Director may waive all requirements for the submittal of individual studies at the time of application.

2.30:8 Other Application Requirements:

1. Project applicants shall comply with all other applicable county application requirements.
2. For projects with an estimated value of over \$1 million, Section 5.16 shall be complied with before review under this Chapter may commence.

2.30:9 Development Standards

2.30:9.1 Setbacks:

- a. Energy resource operations shall be sited a minimum of 200 feet away from existing residential structures. The location and density of residential uses in the vicinity may require increased setback requirements.
- b. There shall be a minimum of twenty (20) feet between energy resource operations and the property line.

2.30:9.2 Height Limits:

- a. Height limits are not set for wind turbines, transmission lines, wind data collecting devices such as anemometers, and towers required by the energy resource operation for air emissions. However, the county may place reasonable limitations on height (or impose other alternative mitigation) if necessary to mitigate impacts to existing uses or if necessary to address impacts to public safety.
- b. Building structures shall not exceed 65 feet unless additional height is necessary for the energy resource operation and impacts to existing uses can be mitigated to below a level of probable, adverse significance.

2.30:10 Use and Construction Standards:

2.30:10.1 Project Conditions Tailored to Energy Resource Operation

- a. Permits shall incorporate project specific mitigation measures and conditions to mitigate

adverse project impacts. The conditions and mitigation measures shall be based on site specific studies provided by the applicant and other relevant environmental review.

- b. Conditions shall be designed to address each element of the environment discussed in the Expanded Checklist, including but not limited to surface/groundwater; plants; habitat/ wildlife (including avian impacts); cultural resources; health and safety; and traffic/ transportation.
- c. The Expanded Checklist shall assess habitat type and value, presence of sensitive species, and the relative abundance of vulnerable species. Based on the Expanded Checklist, an assessment will be made as to the sensitivity of various areas of the site for impacts to wildlife habitat.

2.30:10.2 Conditions and Standards Applicable to all Energy Resource Operations

- a. Noise
 - i. Maintain sound levels at project boundaries that are under the maximum levels for the adjacent receiving properties based on the receiving properties' environmental designation for noise abatement per state regulations.
 - ii. Comply with applicable noise control regulations.
- b. Air Quality
 - i. All applicable air emission permits shall be obtained and all conditions complied with.
 - ii. Revegetate any disturbed areas that are not permanently occupied by the project features.
 - iii. Provide a minimum of 15 cm (6 inch) gravel surface on project roads to reduce wind erosion.
 - iv. Maintain a water truck on-site during construction for dust-suppression.

- c. Vegetation and Wildlife
 - i. Limit construction disturbance by flagging the limits of construction and conduct ongoing environmental monitoring during construction to assure that flagged areas are avoided.
 - ii. Develop a reseeding/restoration and weed management plan in consultation with the Klickitat County Weed Control Board.
 - iii. Compliance with all applicable local requirements is required.
 - iv. Overhead collector lines and transmission lines should be constructed consistently with the existing Avian Power Line Interaction Committee (APLIC) recommendations for raptor protection on power lines (including minimum conductor spacing and the use of anti-perch guards).

- d. Additional conditions for wind projects:
 - i. Conduct project pre-assessment studies consistent with the Washington Department of Fish and Wildlife Wind Power Guidelines effective on the date of ordinance adoption. Consultants preparing the studies shall consider any later amendments to the Guidelines. Project applicants are further advised to consult with WDFW and local habitat/wildlife experts regarding turbine siting before making final siting decisions.
 - ii. Use bird deflectors on guyed permanent meteorological towers or use unguyed meteorological towers.
 - iii. Monitor raptor nests on site for activity prior to construction and modify construction timing and activities to avoid impacts to nesting raptors. At a minimum, one raptor nest survey during breeding season within 1-mile of the project site should be conducted to determine the location of species of active nests potentially disturbed by construction activities, and to identify active and potentially

active nest sites with the highest likelihood of impacts from the operation of the wind plant. A larger survey area (e.g., a 2-mile buffer) is recommended if there is some likelihood of the occurrence of nesting state and/or federally threatened and endangered raptor species (e.g., ferruginous hawk, bald eagle, golden eagle), or if empirical data on displacement impacts may be monitored after construction.

- iv. A minimum of one full season of avian use surveys is recommended following current state-of-the-art protocols to estimate the use of the project area by avian species/groups of interest during the season of most concern (usually spring/early summer). Additional seasonal data (e.g., fall or winter) is recommended in the following cases: 1) use of the site for the avian groups of concern is estimated to be high relative to other projects, 2) there is very little existing data regarding seasonal use of the project site, and/or 3) the project is especially large. This additional avian use data should be collected to refine impact predictions and make decisions on project layout.
- v. Identify and remove all carcasses of livestock, big game, etc. from within the project that may attract foraging bald eagles or other raptors.
- vi. Monitor the project for a minimum of one year following project start-up to estimate bird and bat fatality rates using standard protocol. Report bird fatality rates using standard protocol. Report bird fatalities observed for the life of the project to WDFW and USFWS on a quarterly basis.
- vii. The applicant shall form a Technical Advisory Committee (TAC) before project construction and after all permit appeal periods have closed.

Representatives of Washington State Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, landowners, the applicant, the Yakama Nation, and local environmental groups shall be invited to participate. The TAC will consider problems and impact mitigation issues and will serve for the life of the project. TAC will examine information relevant to assessing project impacts to avian and bat species. TAC will determine whether further mitigation measures would be appropriate, considering factors such as the species involved, the nature of the impact, monitoring trends, and new scientific findings regionally or at a nearby wind power facility. If appropriate in the TAC's judgment with respect to the significance of the impact identified, the TAC shall recommend mitigation measures. The ultimate authority to implement additional mitigation measures, including any recommended by the project TAC, will reside with the project owner. The TAC's participation is intended to ensure that monitoring data is considered in a forum in which independent and informed parties can collaborate with the owner to develop appropriate responses.

e. Stormwater:

- i. Design and implement stormwater drainage systems in consultation with a professional engineer to ensure that minimal erosion will occur.
- ii. After construction, monitor the site for erosion on a weekly basis and after large rainfall or snowmelt events, and take corrective action as necessary.

f. Geologic and Flood Hazards:

- i. Design structural foundations and building in accordance with Uniform Building Code requirements for seismic zone 2B.

- ii. Compliance with all applicable local requirements is required.
- g. Water Resources
- i. Except for wind projects, water availability shall be demonstrated as needed for the project.
 - ii. For all projects, water required for onsite use (restroom facilities and general maintenance) shall be obtained in accordance with state and local requirements.
- h. Cultural Resources:
- i. Complete a cultural resource survey of areas of the project site that will be disturbed temporarily or permanently.
 - ii. During construction, flag and avoid cultural resources, and monitor construction activities to ensure that flagged cultural properties are avoided.
 - iii. Train construction workers on the need to avoid cultural properties and procedures to follow if previously unidentified cultural properties, including Indian graves, are encountered during construction.
 - iv. If any previously unidentified cultural resource properties are encountered during construction, cease construction activities in the immediate vicinity of the site pending evaluation by a qualified archeologist and consultation with the State Office of Archaeology and Historic Preservation to identify appropriate mitigation measures such as avoidance or scientific data recovery.
- i. Visual Resources:
- i. Lighting for security shall be minimized and lighting fixtures shall be directed away from adjacent properties.
 - ii. Provide a clean looking facility free of debris and unused or broken down equipment by: storing equipment and supplies off site, promptly removing damaged or unusable equipment from the site.

- iii. Coordinate paint colors and use non-reflective paints to reduce glare.
- iv. A bond, letter, or other security acceptable to the county is required to ensure proper decommissioning of each turbine and all solar panels. The amount of the security shall be determined on the basis of the site-specific conditions affecting the costs of decommissioning, access, depth of foundation, terrain, etc., to include credit for salvage value of the equipment.

j. Public Safety:

- i. Develop and maintain an on-site health and safety plan that informs employees and others on site what to do in case of emergencies, including the locations of fire extinguishers and nearby hospitals, telephone numbers for emergency responders, and first aid techniques. Employees shall be trained to address health and safety emergencies, and to safely operate and maintain the turbines and other mechanical equipment.
- ii. For projects in which hazardous substances are stored or used, a Spill Prevention and Emergency Cleanup Plan will be designed to assist on-site workers with accidental releases. Any large spill will require emergency response through the local fire department or designated contractor.
- iii. During project construction and all project welding operations, have a readily accessible water truck and chemical fire suppression materials available on site to allow immediate fire response.
- iv. Provide project staff with cellular or on-site phones to enable timely communication with the Fire Department and other emergency services.
- v. Fence site as appropriate and post signs warning of electrical dangers with emergency contact numbers e.g. phone numbers of emergency responders.

vi. Monitor the site for evidence of unauthorized use and provide additional security as appropriate.

k. Mitigation conditions shall also be developed, as appropriate, based on the Mitigation Summary developed in the Klickitat County Energy Overlay Environmental Impact Statement. For wind power projects, the County shall consider recommended conditions listed in the current, and as amended, Washington State Department of Fish and Wildlife Wind Power Guidelines. However, any recommendations taken from the Guidelines and imposed as a project condition must address project impacts and be reasonable.

2.30:10.3 Compliance with Project Conditions

1. County officials shall have the right to enter the project site to verify compliance with project conditions.
2. Compliance with project conditions and code requirements is required. In addition to such other remedies available under law, any county department or other decision maker issuing any decision, environmental determination (such as a mitigated determination of non-significance), approval, authorization, or other determination, including a determination on the conditions to apply to a particular project under this chapter ("authorization"), has the authority to rescind such authorization for failure to substantially comply with any required conditions, mitigation, or code requirement.

2.30:11 Appeal

- i. Appeals may be filed to the Board of Adjustment within 20 days of the decision on project consistency with this chapter, as provided in Section 6.
- ii. If other appeal hearings are provided or available, then all appeal hearings shall be consolidated before a single hearing

body. If more than one appeal hearing is provided or available and is before a hearing body other than the Board of Adjustment, then the energy resource permit appeal hearing shall be before the Board of County Commissioners or to such hearing officer as may be designated by the board. The decision of the Board of County Commissioners shall be final unless appealed to Superior Court within twenty-one days of the issuance.

2.31 Gorge Urban Area (GUA) (Adopted by Klickitat County Board of Commissioners, March 20, 2000)

2.31:1 Purpose

The GUA is an overlay zone that has the purpose:

1. To ensure that undeveloped areas designated Urban Areas per the Columbia River Gorge National Scenic Area Act remain available to accommodate future growth needs.
2. To ensure that areas designated by the Klickitat County Zoning Ordinance and Maps for commercial, industrial, and residential uses within the Urban Areas, as designated per the Columbia River Gorge National Scenic Area Act, remain economically viable.
3. To ensure that development and uses within Urban Areas remain consistent with the Columbia River Gorge National Scenic Area Act.

2.31:2 Principal Uses Permitted Outright

Any use permitted outright by the underlying zoning district provided the use is consistent with other applicable land use requirements.

2.31:3 Conditional Uses

The uses allowed conditionally shall be per the uses listed in the underlying zone designation. In addition to the review/approval criteria for each respective zone, approval of proposed conditional uses in the GUA shall be subject to affirmative findings for all of the following if the proposed use is primarily intended to protect/enhance scenic, cultural, recreational, and/or natural resources:

1. If the proposed location is a tract or combination of tracts of land larger than the minimum lot size of the underlying zoning district, the applicant must demonstrate that the proposed use cannot be located within the Special or General Management Areas within the Columbia Gorge National Scenic Area boundary. Availability of a tract in the GUA or other economics shall not be considered as legitimate reasons for demonstrating inability to locate the proposed use outside the GUA.

2. The proposed use must be shown to be consistent with the Columbia Gorge National Scenic Area Management Plan, Klickitat County Comprehensive Plan, and all other applicable regulations.
3. The proposed use must be shown to relate in a beneficial manner to the community of the respective GUA.
4. The applicant must demonstrate that the proposed use is designed to primarily serve the residents in and surrounding the respective GUA in which it is proposed.
5. The proposed use must be shown to not be detrimental to the public interest e.g. the use will not require police protection, fire protection, water/sewer demand and demand for other public services in excess of the demand of other uses permitted outright or conditionally in the underlying zone description.
6. The proposed use must be shown to be no more detrimental, environmentally or otherwise, to adjacent properties than, and of the same type and character as uses permitted outright or conditionally in the underlying zone.

2.31:4 Application

This designation shall be superimposed over all Urban Area, as designated pursuant to the Columbia River Gorge National Scenic Area Act, including White Salmon/Bingen, Lyle, Dallesport, Wishram, and any areas so designated in the future

SECTION 3: GENERAL AND SUPPLEMENTARY PROVISIONS

3.1 Purpose

Provisions of this section are of general application to several districts unless otherwise noted. It is the intent of the ordinance to provide standards sufficient to afford continuing protection to property and yet be adaptable enough to avoid unnecessary hardship or interference with growth and natural change. Accordingly supplementary provisions are also necessary to govern specific deviations from general rules. Those special deviations are to be contrasted with the grant of a variance which requires discretionary action by the Board of Adjustment where standards cannot be completely defined.

3.2 Lot Provisions

3.2:1 Farm Dwellings not Subject to Lot Provisions

In order to provide for effective farm operations, the established farm dwelling shall be exempted from lot and density provisions, the established farm dwelling shall be the original dwelling or the presently occupied dwelling on the farm.

An additional dwelling may be placed on a farm for the purpose of housing family members or employees actively engaged in operating the farm. A determination will be made by the administrator upon receipt and review of an application that the dwelling will be occupied by a bona fide employee or family member whose principal income is, or will be (upon occupation of the dwelling), derived from the farm. If the farm operation ceases, the dwellings may be sold or leased as long as an acceptable size lot be included. Said lot size shall be no larger than 20,000 square feet unless additional area is needed for inclusion of a septic tank and drainfield (Amended 5/21/84; Ordinance No. 0052184)

A maximum number of three additional lots may be created on a bona fide farm operation for purposes of housing family members (father, mother, son, daughter, grandson, granddaughter) engaged in the operation of the farm upon approval of an application for same by the administrator. Lots so created shall be limited to residential use and shall be no larger in size than 20,000 square feet unless additional area is needed for installation of septic tank and drainfield as determined by the jurisdictional health department and administrator. Lots so created shall not be sold outside the family for a period of five (5) years. Such lots shall be created in accordance with Klickitat County short plat regulations. Restrictions contained herein shall

be stated on the final short plat filed for record. (Amended 5/21/84; Ordinance No. 00521840

3.3 Lot Reduction to Violation

No property may be so reduced in area that it would be in violation of minimum lot size, yard provision lot coverage, off-street parking or any other requirements for the district or use. Lots may be so reduced in area for proposes of disposing of second dwelling which existed prior to the adoption of the zoning requirements which prohibited such reduction provided the lots would not be in violation of other requirements of the district. Lots may also be so reduced in area for purposes of establishing a building or use of a public works or utility nature provided said lots are restricted to the use and restricted from locating dwelling units thereon, and that said restrictions appear on the face of the plat creating same, and provided further, that said lots would not be in violation of other requirements of the district. (Amended 8/9/92; Ordinance No. 0-080982-1. Amended 7/1/85; Ordinance No. 0070185.)

3.4 Minimum Lot Exemption

Buildings or structures may be erected, moved or structurally altered on property which is less than the minimum lot area or dimensions for the district in which it is located provided such property existed by title in its present form and size before the date of adoption on this ordinance. In such cases documentary proof of the fact shall be submitted by the person claiming benefits from this clause. This section shall not waive other minimum requirements of this ordinance. (Amended 9/7/89; Ordinance No. 0-090789.)

3.5 Lots Created for the Purpose of Financing

The lot size minimums established by this ordinance shall not apply to lots created solely for the purpose of financing the sale of a lot. Such lots shall be required to be subdivided in the manner provided in any ordinance adopted by Klickitat County controlling subdivision and short platting. Lots created for the purpose of financing shall carry the following conditions:

1. That the lots shall not be sold separately;
2. that only one (1) single family dwelling will be permitted on the lots created, considered in their aggregate;
3. that the smallest of the lots created shall be not

less than one(1) acre; and

4. that the lots will be recombined by the county assessor on completion of the financing arrangements.

3.6 Setback Distances and Yard Requirements

In this ordinance, the term setback is not used, as such a term represents a distance that is established in like manner as that for yard. Yard requirements are noted under the Density Provisions section for each district. Yard requirements shall be measured from property lines and the edge of rights-of-way.

3.6:1 Establishment, Alterations, or Elimination of Setback Lines

On property meeting the provisions of Section 3.4, setback requirements may be reduced by the administrator but in no case shall setbacks be less than those of the RC District (Section 2.9:4) without a variance from the Board of Adjustment.

3.7 Temporary Use of a Mobile Home

A mobile home may be temporarily located on a building site or lot pursuant to a mobile home use permit issued under the following circumstances:

1. Where there exists a personal, but not necessarily financial, hardship on the part of the applicant whereby it is necessary to have an elderly or disabled member of the family living on the same premises as the applicant's dwelling;
2. where it is necessary to live on the same premises during the period when a dwelling is being constructed, said dwelling to be for the applicant's personal use;
3. where the mobile home is being used by the applicant's farm help for bona fide agricultural purposes in an agricultural district;
4. where the mobile home is used for residential purposes for watchmen or caretakers and is located on the premises of an industrial establishment in any industrial zone.

An application for a mobile home use permit shall be made to the administrator who shall act on said application within ten (10) days after receipt. The administrator may place a time limitation upon such permits and may, after review by the health officer,

and building official, require mobile home installation in conformance with the county mobile home placement ordinance.

3.8 Home Occupations

1. Type of Use: Home occupations when permitted are those which customarily are carried on within a dwelling by a member or members of family. Such activity shall be secondary to the use of the dwelling for living purposes. Not more than 25 percent of the floor space of the main floor which may be in the basement, or on the first floor only, of such dwelling may be used, and under no circumstances more than 300 square feet.
2. Disturbing Influences: No home occupation shall be permitted which is objectionable due to noise, dust, smoke, odor, glare, traffic attraction or other disturbing influences greater than that of other residential properties in the vicinity.
3. Exterior Modification: There shall be no exterior modification or adornment of the structure which would suggest a use other than residential.
4. Trade Limitations: In all residential districts no services shall be rendered on the premises which require the presence of persons in connection with the home occupation in excess of an average of 4 persons per day.
5. The Board of Adjustment may hear requests for waiver, exemption, reduction or modification of these requirements if proposed use and modifications are determined by the Board to be in keeping with the purposes and intent of the zone district involved.

3.9 Shorelines Control

Shorelines of the county covered by the adopted Shoreline Management Master Plan and Ordinance are subject to the provisions of that plan and ordinance. In case of conflicting regulation between the plan and ordinance, and this ordinance, the more restrictive shall apply.

SECTION 4: PERFORMANCE STANDARDS

4.1 Intent

It is the intent of this section to allow for future adoption of standards for administrative determinations in certain classifications of uses according to performance standards.

4.2 Off-Street Parking Requirements

At the time a new structure is erected or enlarged, or the use of the existing structure is changed, off-street parking spaces shall be provided as set forth in this section, unless greater requirements are otherwise established by any other sections of this ordinance or by the Board or the Board of Adjustment. Parking facilities provided in connection with an existing use prior to the adoption date of this ordinance shall not be reduced below the requirements of this section.

1. Residential use: One space per dwelling unit.
2. Commercial accommodation: One space per guest room.
3. Institutional use: One space per bed.
4. Place of assembly: One space per four seats or eight feet of bench length in the main auditorium. If no permanent seats are provided, one space per 35 space feet of floor area used for meeting rooms.
5. Commercial amusement use:
 - (a) Bowling alley - three spaces per lane.
 - (b) Dance hall or skating rink - one space per 100 square feet of floor area.
6. Commercial use:
 - (a) Retail store - one space per 200 square feet of floor space.
 - (b) Bank or office - one space per 400 square feet of floor area.
 - (c) Repair shop or shop exclusively handling bulky merchandise - one space per 600 square feet of floor area.
 - (d) Restaurant - one space per 100 square feet of floor area.

- (e) Mortuary or funeral home - five spaces for each room used as a parlor or chapel.

7. Industrial use:

- (a) Manufacturing establishment - one space per 1,000 square feet of floor area.
- (b) Wholesale establishment - one space per 2,000 square feet of floor area.

4.3 Access

All lots used for residential purposes shall abut a public road or approved way for distance of at least 25 feet.

4.4 Vision Clearance

The Board may order the removal or modification of sight obstructions which constitute a traffic hazard to operators of motor vehicles on public roads.

4.5 Signs

1. Light from signs shall be directed away from and not be reflected upon adjacent premises.
2. No sign shall be erected or placed in such a manner so that by reason of its position, shape or color it may interfere with, obstruct the view of, or be confused with any traffic sign, signal, or device.
3. Signs shall be maintained in a neat, clean and attractive condition.
4. Signs shall be removed by the property owner within 60 days after the advertised business, product or service is abandoned or no longer in use.
5. Off-premise signs erected in any zoning district shall be subject to a conditional use permit.

4.5:2 Exempt Signs in all Zoning District

1. Traffic signs, signals, and notices erected by public authority.

2. Building plaques, corner stones, name plates, and similar building identifications.
3. House and building numbers.
4. Temporary signs in connection with political and civic campaigns, provided that such signs are removed within 15 days following the conclusion of the campaign.
5. Signs within sports parks, stadiums, arenas or open theaters, designed for view by patrons within such facilities.
6. Signs or notices erected by public officers pursuant to law, administrative order or court order.
7. Informational signs erected by the forest industry to indicate forestry activities such as Christmas tree cutting, wood cutting, tree farm, road closures, road identification, fire directionals, junction markers, recreation areas, and logging operations.
8. Signs indicating membership in farm organizations.
9. Signs located within a building.
10. On-premises directional signs.
11. Temporary signs identifying proposed or existing construction.
12. Signs posted by property owners indicating prohibited uses like "no trespassing", "no hunting", "no fishing".

SECTION 5: ADMINISTRATION

5.1 Intent

The provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare; therefore, where this ordinance imposes greater restriction than is imposed or required by other laws, ordinance rules or regulations the provisions of the ordinance shall prevail.

5.2 Exceptions

Recognizing that there are certain uses of property that may, or may not, be detrimental to the public health, safety and general welfare, depending upon the facts of each particular case, the Administrator shall have limited power to issue special permits for new or unusual uses which are of similar character and not specifically mentioned elsewhere in the ordinance as a permitted use. And, the Administrator may modify any of the provisions of this ordinance upon application in writing by the applicant, or his duly authorized representative, where there are practical difficulties in the way of carrying out the strict letter of the ordinance provided that the spirit of the ordinance shall be complied with, public welfare insured and substantial justice done. The particulars of such modification shall be granted or allowed and the decision of the Administrator shall be entered upon the records of the department and a signed copy shall be furnished to the applicant.

5.3 Interpretations

The planning commission may permit by interpretation in a zoning district any use not described in this ordinance, not a prohibited use, or not expressly allowed in a less restrictive district, and deem it to be in general keeping with the uses authorized in such district. A record shall be kept of such interpretations to facilitate equitable future administration and to permit periodic amendments to this ordinance.

5.4 Official Zoning Map

It shall be the duty of the planning commission to interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the official zoning plan as shown by the zoning map on file in the auditor's office and planning department.

5.5 Comprehensive Plan

It shall be the duty of the planning commission, Board of Adjustment and Board of County Commissioners to interpret and/or administer the provisions of this ordinance in such a way as to carry out the intent and purpose of the long range comprehensive plan prepared by the planning commission as required by Chapter 36.70 RCW and adopted by the Board of County Commissioners.

5.6 Public Hearing

Whenever a public hearing is required by this ordinance, no less than three (3) notices thereof shall be posted by the planning director in conspicuous places on or adjacent to the tract, lot or other land or building area affected. Written notices shall be mailed to adjacent land owners of record and others likely to be affected. Such notices shall state the time and place of such hearing and the nature of the question to be heard and shall be posted no less than fourteen (14) days prior to the date of hearing. Notices shall be sent to owners of record of all property within a distance of 300 feet, streets and alleys excluded, all property which is the subject of the public hearing.

5.7 Conflict

In the event of conflict of provisions in this ordinance the most restrictive requirements shall prevail.

5.8 Twelve Month Validity

Whenever any zone change, permit or exception is issued pursuant to provisions of this ordinance, such permit or exception shall remain effective only for twelve (12) months, unless the use allowed is begun within that time. If not in use, or if related construction is not undertaken within twelve (12) months, the authorized use shall become invalid and the principal uses permitted outright in the district shall prevail,

provided that two extension periods of six (6) months may be granted upon proof of need and timely application therefore is made to the Director of Planning. (Ordinance No. 060782-1)

5.9 Recording

To insure the perpetuation of any and all conditions and limitations agreed upon as conditions of the special permit or exception authorized, the owner and/or owners of the property affected shall execute a declaration of restrictions and covenants to be duly recorded covering said property. Said requirements may not be relaxed without a rehearing. The covenant is waived and terminated at such time as the use is abandoned as to any duties not yet due to be performed under the covenant at the time of abandonment of use. Also any permits or rights granted on the basis of a variance or conditional exception are terminated when the use is abandoned.

5.10 Non-Conforming Uses

5.10:1 Policy

It is declared to be the policy of the Board to provide regulatory mechanics for non-conforming uses as found and determined to be reasonable and equitable in many jurisdictions. This policy is pursued in order that non-conforming uses in existence at the time of adoption of the ordinance, or amendments thereto, shall be brought to conformity or amortized and removed within such period of time as are compatible with justice to the owners of properties affected and with the interests of the safety, health and general welfare of the county.

5.10:2 Special Definitions

1. "Nonconforming Lot" means a lot lawfully existing at the time of this ordinance becomes effective, which does not meet the area or width requirements of the zone in which it is located.
2. "Nonconforming Structure" means a building or structure or portion thereof lawfully existing at the time this ordinance becomes effective, which was designed, erected, or structurally altered, for a use that does not conform to the use regulations of the zone in which it is located, or which does not conform to the setbacks for maximum lot coverage or other provisions herein established for the zone.

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3. "Nonconforming Use" means a use to which a building

or land was lawfully put at the time this ordinance becomes effective and which does not conform with the use regulations of the district in which it is located.

5.10:3 General Provisions

1. The lawful use of land or structures existing on the effective date of this ordinance may be continued. With approval of the Board of Adjustment, nonconforming uses or structures may be altered or expanded. The extension of a nonconforming use to a portion of a structure which was arranged or designed for the nonconforming use at the time this ordinance becomes effective is not an expansion of a nonconforming use. A nonconforming structure which conforms with respect to use may be altered or expanded if the alteration or expansion does not cause the structure to deviate further from the standards of this ordinance.
 2. A nonconforming use is discontinued for a period of six (6) consecutive months further use of the property shall conform to this ordinance.
 3. A nonconforming use if changed to a conforming use may not thereafter be changed back to a nonconforming use.
 4. A nonconforming use may be changed with approval of the Board of Adjustment to another nonconforming use of the same or of a more restricted nature.
 5. Nothing contained in this regulation shall require any change in the plans, construction, alteration, or designated use of a structure upon which construction has commenced prior to the effective date of this ordinance. If the designated use will be nonconforming, it shall be in operation within two (2) years from the effective date of this ordinance; otherwise future use of the property shall be in conformance with the zoning district in which the property is located. Construction plans for a building or structure filed with the Building Codes Administrator prior to effective date of this ordinance shall constitute a permit for construction. Such construction shall, however, be commenced within sixty (60) days and completed within two (2) years from the effective date of this ordinance.
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6. Normal repairs and alterations may be made to a lawful nonconforming building, provided that no

structural alterations shall be made, except those required by law. No existing nonconforming structure design, arranged, intended for, or devoted to, a use not permitted under this ordinance for the district in which said building is located; and provided, further, that nothing this ordinance shall be deemed to prevent the strengthening or restoring to as safe condition of any building or part thereof declared to be unsafe and ordered to be strengthened or restored to a safe condition, unless such building has been destroyed by an extent exceeding seventy-five (75) per cent of full value, as determined by consideration of the assessed value referred to above.

7. When a building or other structure containing a nonconforming use is damaged by fire or by any other cause so that the cost of renewal of the damaged parts exceed seventy-five (75) per cent of the cost of the replacement of the entire building (exclusive of foundations) using new materials, then such building shall not be rebuilt unless the building and its construction and uses conform fully to this ordinance and other codes of the county as applied to new buildings and structures and to uses for the district in which it is located. The determination of whether a building is destroyed to the extent described above shall rest with the Board of Adjustment.

5.10:4 Schedule of Continuance: Nonconforming "Open" Land Uses

The two alternatives provided to meet compliance with nonconforming "open" land uses are:

1. The use of land (not having buildings thereon) which does not conform to the use provisions of the ordinance, and becomes nonconforming by reason of subsequent amendments shall be discontinued within five (5) years from the effective date of this ordinance, amendments thereto, or
2. All uses of land for outdoor work or storage purposes, which after the adoption of this ordinance or amendments thereto exist as nonconforming use, be completely enclosed within a view-obscuring fence approved by the Board of Adjustment. Such fence shall be of a sufficient height so that the fence and supplemental

land screening will at all seasons of the year completely screen all operations of such establishments from view from adjacent land and buildings.

5.11 Unlawful Uses Not Authorized: Special Exceptions

Nothing in this ordinance shall be interpreted as authorization for, or approval of, the continuance of, nor the allowing of a special permit, exception or variance for the use of a structure or premises in violation of the zoning regulations in effect at the time of the effective date of this ordinance.

5.12 Permits

It shall be the duty of the Director of Planning to see that this ordinance is enforced through the proper legal channels. No permit shall be approved for the construction or alteration of any building or part thereof unless the plans, specifications and intended use of such building conform in all respects with the provisions of this ordinance.

5.13 Hearings Examiner

Pursuant to Chapter 36.70 RCW the Board may establish a Hearings Examiner position under this section and adopt standards for implementation of the position.

5.14 Reapplication

Once the Board of County Commissioners or Board of Adjustment has denied any particular zone change, conditional use permit, variance or any other permit application or proposal, that proposal or any similar to it may not be resubmitted for review and action for a period of six (6) months from the date of denial.

5.15 Powers and Duties of the Administrator

5.15:1 General

The Director of Planning, as Administrator of this ordinance, is authorized and directed to enforce all the provisions of the ordinance.

5.15:2 Right of Entry

Whenever necessary to make an inspection to enforce any of the provisions of this ordinance, the administrator or the administrator's authorized representative may enter such property and/or premises at all reasonable times to inspect the same or to perform any duty imposed upon the administrator by this ordinance; provided that is such property or premises be occupied, the administrator shall first present proper credentials and demand entry; and if such property or premises be unoccupied, the administrator shall first make a reasonable effort to locate the owner or other persons having charge or control of the property or premises and demand entry. If such entry is refused, the administrator or the administrator's authorized representative shall have recourse to every remedy provided by law to secure entry.

5.15:3 Liability

The administrator, or any employee charged with the enforcement of this ordinance, acting in good faith and without malice for the county in the discharge of his duties, shall not thereby render himself liable personally and the administrator is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result or any act required or by reason of any act or omission in the discharge of his duties. Any suit brought against the administrator, or employee because of such act or omission performed by him in the enforcement of any provisions of this ordinance, shall be defended by the legal department of the county until final termination of the proceedings.

5.15:4 Cooperation of Other Officials

The administrator may request, and shall receive so far as may be necessary in the discharge of his duties, the assistance and cooperation of other officials of the county.

5.16 Projects Estimated to Exceed One Million Dollars in Value

For certain applications and permits provided for and required by county planning documents, the following will apply:

1. For any project estimated to exceed one million dollars in value, the applicant will be billed for

the county's actual costs including staff costs and the fees of consultants employed by the county for purposes of evaluating the application and advising the county.

2. Within thirty days of the filing of the application, the county shall provide the applicant with an estimate of the costs of initial review, which amount must be paid in order for the application to be deemed complete. Additional billings for actual costs must be paid within thirty days of receipt and prior to the commencement of construction. (Ordinance 020695).

SECTION 6: ADJUSTMENTS, VARIANCES AND APPEALS

6.1 Policy and Intent

It is the policy of the Board to provide for relief in case of hardship, and a process of appeal to govern situations in which parties affected by these zoning regulations allege improper administrative actions.

6.2 Board of Adjustment Created

To carry out the intent and policy of the Board, a Board of Adjustment is hereby created.

6.2:1 Board of Adjustment Members

The Board of Adjustment shall consist of five voting members, all of whom shall be appointed, serve, and be removed in accordance with the provisions of Chapter 36.70 RCW. One member of the Board of Adjustment may be an appointed member of the Planning Commission. **(Amended per Klickitat Co. Board of Commissioners Ord. #0071304, 07/13/04)**

6.2:2 Board of Adjustment: Quorum

The presence of three voting members shall constitute a quorum.

6.2:3 Duties and Powers: Board of Adjustment

The jurisdictional duties and powers of the Board of Adjustment are as follows:

1. Hearing and deciding applications for conditional uses (principal and accessory) expressly provided for in certain districts.
2. Application for variances from the terms of this ordinance; provided, that any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which subject property is situated, and that the following circumstances are found to apply:
 - (a) because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning district
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classifications;

(b) that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated.

3. Appeals, where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination made by an administrative official in the administration or enforcement of this ordinance.

6.3 Appeals - Time Limit

Appeals may be taken to the Board of Adjustment by any person aggrieved, or by any officer, department, board or bureau affected by any decision of an administrative official. Such appeals shall be filed in writing in duplicate with the Board of Adjustment within twenty (20) days of the date of the action being appealed.

6.4 Notice of Time and Place of Hearing

Upon the filing of an application for a conditional use permit or a variance, the Board of Adjustment shall set the time and place for a public hearing in such matter, and written notice thereof shall be mailed to all property owners of record within a radius of three hundred (300) feet of the exterior boundaries of the subject property. The written notice shall be mailed no less than fourteen (14) days prior to the hearing.

6.5 Appeal - Notice of Time and Place

Upon the filing of an appeal from an administrative determination, or from the action of the Director of Planning, the Board of Adjustment shall set the time and place at which the matter will be considered. At least a fourteen (14) day notice of such time and place, together with one copy of the written appeal, shall be given to the official whose decision is being appealed. At least fourteen (14) days notice of the time and place shall also be given to the adverse parties of record in the case. The official from whom the appeal is being taken shall forthwith transmit to the Board of Adjustment all of the records pertaining to the decision being appealed from, together with such additional written report as he deems pertinent.

6.6 Scope of Authority on Appeal

In exercising the powers granted herein, the Board of Adjustment may reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as should be made and, to that end, shall have all the powers of the official from whom the appeal is taken, insofar as the decision on the particular issue is concerned.

6.7 Board of Adjustment - Action Final

The action by the Board of Adjustment on an application for a conditional use permit or a variance, or on an appeal from the decision of the Director of Planning or an administrative officer shall be final and conclusive unless within twenty-one (21) days from the date of issuance, the original applicant or an adverse party files an appeal to a court of competent jurisdiction. *(Amended by Klickitat County Ordinance No. 0031505, March 15, 2005).*

6.8 Inclusion of Findings of Fact

The Board of Adjustment shall, in making an order, requirement, decision or determination, include in a written record of the case the findings of fact upon which the action is based.

6.9 Appeals to Board of County Commissioners

Any interested citizen or administrative officer of the County may appeal to the Board from rulings of the Planning Commission where such ruling allegedly is adverse to his interests. Written notice of appeal from such rulings shall be filed within fourteen (14) days from such ruling. Thereupon the Planning Commission shall forthwith transmit to the Board all papers constituting the record upon which the ruling was made. The Board at its hearing may receive such further evidence as seems relevant. After a hearing the Board may overrule or alter the decision of the Planning Commission by a majority vote of the full board.

6.10 Designation of Hearing Examiner by Board of County Commissioners

If a quasi-judicial hearing is to be heard by the Board of County Commissioners, the Board of County Commissioners may elect to designate a hearing examiner to hear the matter. The procedures of the County Code which are applicable to the specific permit decision and/

or appeal shall apply to the decision of the hearing examiner. Except in the case of a rezone, the examiner's decision shall be final, with a right of appeal to Superior Court within twenty-one days of decision issuance. For rezones, the examiner's decision shall be given the effect of a recommendation to the Board of County Commissioners. The hearing examiner shall be responsible for addressing procedural questions, such as whether briefing is to be submitted before the hearing. The hearing examiner may establish other deadlines to expedite the proceedings and issue preliminary rulings as appropriate. (Amended 5/18/04; Ordinance No. 0051804)

6.11 Application Procedure

An application for a variance, conditional use permit, or appeal shall be filed with the Director of Planning on a form provided by the Director. Application must be accompanied by a check made payable to the County in the sum set by ordinance of the Board of County Commissioners which shall be non-refundable and used to cover costs incurred in processing such application.

SECTION 7:AMENDMENTS

7.1 Map Changes

The Board may, upon proper application, upon recommendation of the Planning Commission, or upon its own motion, and after public hearing and referral to and report from the Planning Commission, change by resolution the district boundary lines or zone classification as shown on the zoning map, provided such change is duly considered in relationship to a comprehensive plan as required by the laws of the State of Washington.

7.2 Text Changes

The Board may, upon recommendation of the Planning Commission, or upon its own motion, after public hearing and referral to and report from the Planning Commission, amend, delete, supplement, or change by resolution the regulations herein established, provided such revision conforms to the laws of the State of Washington.

7.3 Application Procedure

An application for a change of zone classification or district boundary lines submitted by the property owner, or his authorized representative, shall be filed with the Director of Planning at least twenty-one (21) days before a regularly scheduled meeting of the Planning Commission. Said petition shall be accompanied by a check made payable to the County in the sum set by ordinance of the Board of County Commissioners which shall be non-refundable and used to cover costs incurred in processing such application.

SECTION 8:VALIDITY AND INTERPRETATION

8.1 Validity

Should any chapter, section or provision of this ordinance be declared by the courts be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

8.2 Interpretation

Where the conditions imposed by provision of this ordinance are less restrictive than comparable conditions imposed by any other provisions of this ordinance or any other ordinance, the provisions which are more restrictive shall govern.

SECTION 9: VIOLATIONS AND PENALTIES
(Amended, Ordinance No. 0070594)

Any person violating the provisions of this chapter is subject to penalty pursuant to Klickitat County Code Chapter 1.20. The penalty assessed for infractions under this title may be up to and including two hundred fifty dollars (\$250) for each separate infraction. In addition to the Sheriff's Department, the Building Department and Planning Department shall have the authority to enforce this section pursuant to Klickitat County Code Chapter 1.20. The Planning Department shall be the primary enforcement officials for this chapter.

Further, violation of this title is declared unlawful and a public nuisance. Actions against such nuisances may be brought by the owner or owners of land lying within the County or by residents of the County; or the Prosecuting Attorney may commence actions(s) or proceedings(s) to obtain such relief as will abate or remove buildings, structures, or uses or will restrain any person from setting up, erecting, building, moving, or maintaining any such building or structure, or using any property contrary to the provisions of County Ordinances and Resolutions.

SECTION 10: DEFINITIONS

10.1 General Definitions

For the purpose of this ordinance certain terms are herewith defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word "person" may be taken for persons, association, firm, co-partnership or corporation; the word "structure" includes building; the word "occupied" includes premises designed or intended to be occupied; the word "used" includes designed or intended to be uses; and the word "shall" is always mandatory and not merely directive.

10.2 Specific Definitions

Accessory Use of Structure is one which is subordinate to the principal use of a building on the lot serving a purpose customarily incidental to the principal use of a building.

Agriculture, Agriculture Use. The use of the land for crop and tree farming; the raising of livestock, poultry, fur-bearing animals or honeybees; the tilling of the soil; the raising of field and tree crop including agriculture, horticulture, floriculture, silviculture, viticulture, nurseries and greenhouses, and the necessary uses for agriculture activity. Agriculture includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. Agriculture use shall not include auction yards, slaughter houses or rendering plants.

Alley: A public right-of-way not over thirty (30) feet wide which affords, generally, a secondary means of access to abutting lots, not intended for general use.

Apartment House: A building or portion thereof used or intended to be used as a home with three (3) or more families or householders living independently of each other.

Basement: A portion of a building included between a floor with its level two (2) feet or more below the level from which the height of the building is measured and the ceiling next above said floor.

Billboard: An outdoor advertising sign, being any structure or portion thereof, situated on private premises, upon which lettered or pictured material is displayed for advertising purposes, other than the name and occupation of the use, or the nature of the business conducted on such premises or the products primarily sold or manufactured thereon.

Board: The Board of County Commissioners.

Building: Any structure, permanent, mobile, demountable or movable built or used for the support, shelter, or enclosure of any persons, animals, goods, equipment, or chattels and property of any kind.

Building Lane: A line established by this ordinance to govern the placement of buildings with respect to highways, streets and alleys. The front property line shall be the front line as shown upon official plats of the property in all subdivisions platted. In all other cases the front line shall be according to the comprehensive plan or the determination of the Director of Planning.

Bulk Plant: An establishment where flammable liquids are received by tank vessel, pipelines, tank car, or tank vehicle, and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline, tank care, tank vehicles or container.

Campground: An area where facilities are provided to accommodate the temporary use of tents, campers, recreational trailers, or motor homes by the traveling public. For the purposes of this definition, "temporary" means that each visitation within a campground shall not exceed fifteen (15) days.

Cemetery: Land dedicated for burial purposes, including mortuary, crematory, mausoleum, and columbarium, when operated within the boundary of the cemetery.

Clinic: A building or portion of a building containing offices and facilities for providing medical, dental or psychiatric services for out-patients only.

Comprehensive Plan: "Comprehensive Plan" refers to the plans, maps, and reports which have been adopted by the board in accordance with state law.

Conditional Use: An activity specified by this ordinance as a conditional use or exception, permitted when authorized by the board of adjustment and subject to the imposition of reasonable conditions and/or restrictions which, when imposed, renders the use compatible with the existing and potential uses in the vicinity which are permitted outright. (Amended 1/27/86 Ordinance No. 0 012786)

Density Provisions: Requirements for each land use district to encourage, protect and preserve the health, safety and general welfare of the area, through standards which include yards, height, bulk, lot area, lot coverage and occupancy limitations.

Director of Planning: The person designated by the Board of County Commissioners who is charged with the responsibility of administering the zoning ordinance in terms of the comprehensive plan and in accordance with the decisions of the planning commission and board of adjustment, and the board of county commissioners.

District or Zone: A section or district of the county within which the standards governing the use of buildings and premises are uniform.

Dwelling Group: A "dwelling group" shall consist of three (3) or more detached dwelling structures located on the same lot.

Exception: A use permitted only after review of an application therefore by the Board of Adjustment, rather than administrative officials.

Family: A person living alone, or two or more persons customarily living together as a single household or housekeeping unit and using common cooking facilities, as distinguished from a group occupying a hotel, club, board or lodging house.

Farm, Farm Use: The current employment of land for the purpose of obtaining a profit in money by raising, harvesting, and selling crops or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. Farm use includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not

include the use of land for commercial forestry and to the construction and use of dwellings and other buildings provided in conjunction with farm use.

Except as limited by the paragraph on "current employment", of this subsection, farm use land shall not be regarded as being used for the purpose of obtaining a profit in money if the whole parcel has not produced a gross income from farm uses of five hundred (500.00) dollars per year for three (3) of the five (5) calendar years immediately preceding the assessment day of the tax year for which farm use is claimed by the owner or allowed by the assessor, notwithstanding that such land is included within the boundaries of a farm use zone. In case of question, the burden of proving the gross income of a parcel of land for the years designated in this paragraph is placed upon the owner of the land.

"Current employment" of the land for farm use includes (1) land subject to the soil bank provisions of the Federal Agricultural Act of 1956, as amended (P.L. 4-540, 70 Stat. 188); (2) land lying fallow for one (1) year as a normal and regular requirement of good agricultural husbandry; (3) land planted in orchards or other perennials prior to maturity for bearing crops; and (4) farm woodlots of less than twenty (20) acres appurtenant to farm use land which fulfills the requirements of the paragraph on gross income of this subsection. The acres of land within the categories described in this paragraph shall not be subject to the requirements of the paragraph on gross income of this subsection.

Floor-Area-Ratio: The ratio of usable floor area of a structure to the total area of the lot or land area occupied by such structure.

Floor Area: The total interior dimensions of a building.

Flood: A temporary rise in stream flow or stage that results in water overtopping its banks and inundating areas adjacent to the channel.

Flood Plain: The land adjacent to a body of water which has been or may be hereafter covered by flood.

General Store: An establishment located in a rural community and primarily engaged in the retail sale of a general line of merchandise of which the most important line is food, and the more important subsidiary lines are notions, apparel, farm supplies, and gasoline.

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Home Occupation: A use customarily carried on within a dwelling by the inhabitants thereof which use is

incidental to the residential use, and not primarily considered as a business.

Hazardous Waste: All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), except for moderate risk waste as set forth in RCW 70.105.010(17).

Hazardous Waste Storage: The holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-393 WAC.

Hazardous Waste Treatment: The physical, chemical or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amendable for energy or material resource recover, amendable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.

Hotel: A building in which lodging is provided and offered to the public for compensation and which is open to transient guests.

Junk Yard: A place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including house wrecking yards, used-lumber yards, and yards for use of salvaged house wrecking and structural steel materials and equipment.

Kennel: A business conducted for the purpose of board and/or sale of dogs and cats.

Lot: A parcel of land under one ownership used or capable of being used under the regulations of this ordinance, including both the building site and all required yards and other open spaces.

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, expressed as a percentage of the total lot area. It shall include all projections except eaves.

Lot Depth: The horizontal distance between the front and rear lot lines.

Lot Width: The distance between side lot lines measured at the front yard building line; in case of irregular shaped lots, the lot shall be measured at a point midway between the front and rear lot lines.

Major Thoroughfares: Primary and secondary arterials and

state highways as shown on the comprehensive plan.

Mobile Home: All vehicles, self-propelled or propelled by another vehicle for use or capable of being used for living and/or sleeping quarters and not conforming to any schedule operating between fixed termini.

Mobile Home Park: Any property used for the accommodation of more than two (2) inhabited trailer or mobile home coaches.

Multiple Family Residences: A building arranged to be occupied by more than two (2) families.

Net Area: The total usable area exclusive of space dedicated to such things as streets, easements, and use out of character with the principal uses.

Nonconforming Use: A use or an activity involving a building or land occupied or in existence at the effective date of this ordinance or at the time of any amendments thereto which does not conform to the standards of the zoning district in which located.

Off-Street Parking Space: A permanently surfaced area not situated within a public right-of-way for the parking of a motor vehicle.

Offsite Hazardous Waste Treatment and Storage Facility: Treatment and storage facilities which treat and store hazardous waste generated on properties other than those in which the offsite facilities are located.

Onsite Hazardous Waste Treatment and Storage Facility: Treatment and storage facilities which treat and store hazardous wastes generated from the same property.

Outdoor Light Fixtures: Include but are not limited to lighting for billboards, street lights, shopping center parking area lights, externally or internally illuminated on site of business advertising signs and area-type lighting.

Premises: The lot or parcel that a building is located on. (Adopted 3/11/96; Ordinance No. 0031196)

Principal Uses Permitted Outright: Uses allowed as a matter of right within certain land use districts without public hearing, zoning permit, conditional exception, or variance; provided that such use is in accordance with requirements of a particular district and general conditions stated elsewhere in the ordinance.

Prohibited Uses: Any use which is not specifically enumerated or interpreted as allowable in that district.

Service Station: A retail establishment for the sale on the premises of motor vehicle fuel and other petroleum and automobile accessories, and for the washing, lubrication, and minor repair of automotive vehicles.

Sign: Any device which identifies, describes, illustrates, or otherwise directs attention to a product, place, activity, person, institution or business, and which is affixed to a building, structure or the land. Each display surface of a sign shall be considered a separate sign.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, and if there be no floor above it, then the space between such floor and the ceiling next above it.

First story means any floor not over four and one-half (4½) feet above the established grade, or if set back, above average ground level at front line of the building.

Story-half: A space under a sloping rook which has the line of intersection of roof decking and wall face not more than four (4) feet above the top floor level. A half-story containing independence apartments or living quarters shall be counted as full story.

Structure: Anything constructed or erected, and having a fixed base or a fixed connection to the ground or another structure.

Use: An activity or purpose for which land or premises or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, let or leased.

Variance: A modification of the regulations of this ordinance when authorized by the Board of Adjustment after finding that the literal application of the provision of this ordinance would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property. Proper use of the variance is to relieve specific land parcels of restrictions which serve no public purpose and thus unnecessarily burden the parcel because of its unique characteristics. Variances shall only be applicable to dimensional requirements of a zone. Variances shall not be applicable to use requirements of a zone and applications for such variances shall not be accepted for filing. (Amended 1/17/86, Ordinance No. 0-012786)

Vicinity: The area surrounding a use in which such use produces a discernable influence by aesthetic appearance, traffic, noise, glare, smoke, or similar influences.

Wrecking Yard: Premises used for the storage or sale of new or used automobile parts, or for the storage, dismantling, or abandonment of junk, obsolete automobiles, trailers, truck machinery, and parts thereof.

Yards: Land unoccupied or unobstructed, from the ground upward, except for such encroachments as may be permitted by this ordinance surrounding a building site.

Yard, Front: An open space, other than the court, on the same lot with the building, between the front line of the building (exclusive of steps) and the front property line.

Yard, Rear: An open space on the same line with the building, between the rear line of the building (exclusive of steps, porches and accessory buildings) and the rear line of the lot.

Yard, Side: An open space on the same lot with the building between the side wall line of the building and the side line of the lot.

Zoning: The regulation of the use of private lands or the manner of construction related thereto in the interest of achieving a comprehensive plan of development. Such regulation shall also govern those public and quasi-public land use and buildings which provide for the proprietary type service for the

community's benefit as contrasted with governmental activities. Governmental activities are encouraged to cooperate under these regulations to secure harmonious development.

Zoning Lot: A tract of land occupied or to be occupied by a principal building and its accessory facilities, together with such open spaces and yards as are required under the provisions of this ordinance, having not less than the minimum area required by this ordinance for a zoning purpose in the district in which such land is situated, and having its principal frontage on a public street of standard width. A "zoning lot" which refers to land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of the county.

Zone Transition Lot: A parcel of land abutting a district boundary where the district boundary is not a street upon which more restrictive standards are affixed. The width of such parcel shall be the width of the lot, if platted, but not to exceed one hundred (100) feet in any distance.

SECTION 11: REPEALER

Ordinance No. 51870 enacted May 18, 1970, relating to zoning is repealed, effective as of the date of this ordinance.

SECTION 12: EFFECTIVE DATE

This ordinance shall go into effect the 30th day of April, 1979.

/s/ Bodge Kreps
Chairman, Board of County Commissioners

/s/ Glenn M. Claussen
Member

/s/ R.E. Hornibrook
Member

Attest:

/s/ Nancy J. Evans
Auditor